



N/F
KASHNER AND SARAH WORTHINGTON
50 PROSPECT STREET
MAP 40 LOT 81
BOOK 41219 PAGE 431

N/F
JEANNE E. ANTILLE
5 WALKER STREET
MAP 40 LOT 120
BOOK 16249 PAGE 507

N/F
KEVIN HEGARTY
5 CHESTER STREET
MAP 40 LOT 119
BOOK 13728 PAGE 4

ZONING TABLE

40 PROSPECT STREET - ASSESSORS MAP 40 LOT 82 ZONING DISTRICT R-8			
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	8,000 S.F.	8,104 S.F.	**
LOT FRONTAGE:	80 FT.	90.80 FT.	**
FRONT SETBACK:	25 FT.	12.5 FT.	**
SIDE SETBACK:	15 FT.	3.3 FT.	**
REAR SETBACK:	30 FT.	23.3 FT.	**
LOT COVERAGE:	30%	37.7%	**
OPEN SPACE:	50%	69.5%	**
BLDG HEIGHT:	35 FT.	< 35 FT.	**

ZONING TABLE

38 PROSPECT STREET - ASSESSORS MAP 40 LOT 83 ZONING DISTRICT R-8			
	REQUIRED	EXISTING	PROPOSED
LOT AREA:	8,000 S.F.	6,330 S.F.	**
LOT FRONTAGE:	80 FT.	81.91 FT.	**
FRONT SETBACK:	25 FT.	**	**
SIDE SETBACK:	15 FT.	**	**
REAR SETBACK:	30 FT.	**	**
LOT COVERAGE:	30%	**	**
OPEN SPACE:	50%	17.1%	**
BLDG HEIGHT:	35 FT.	**	**

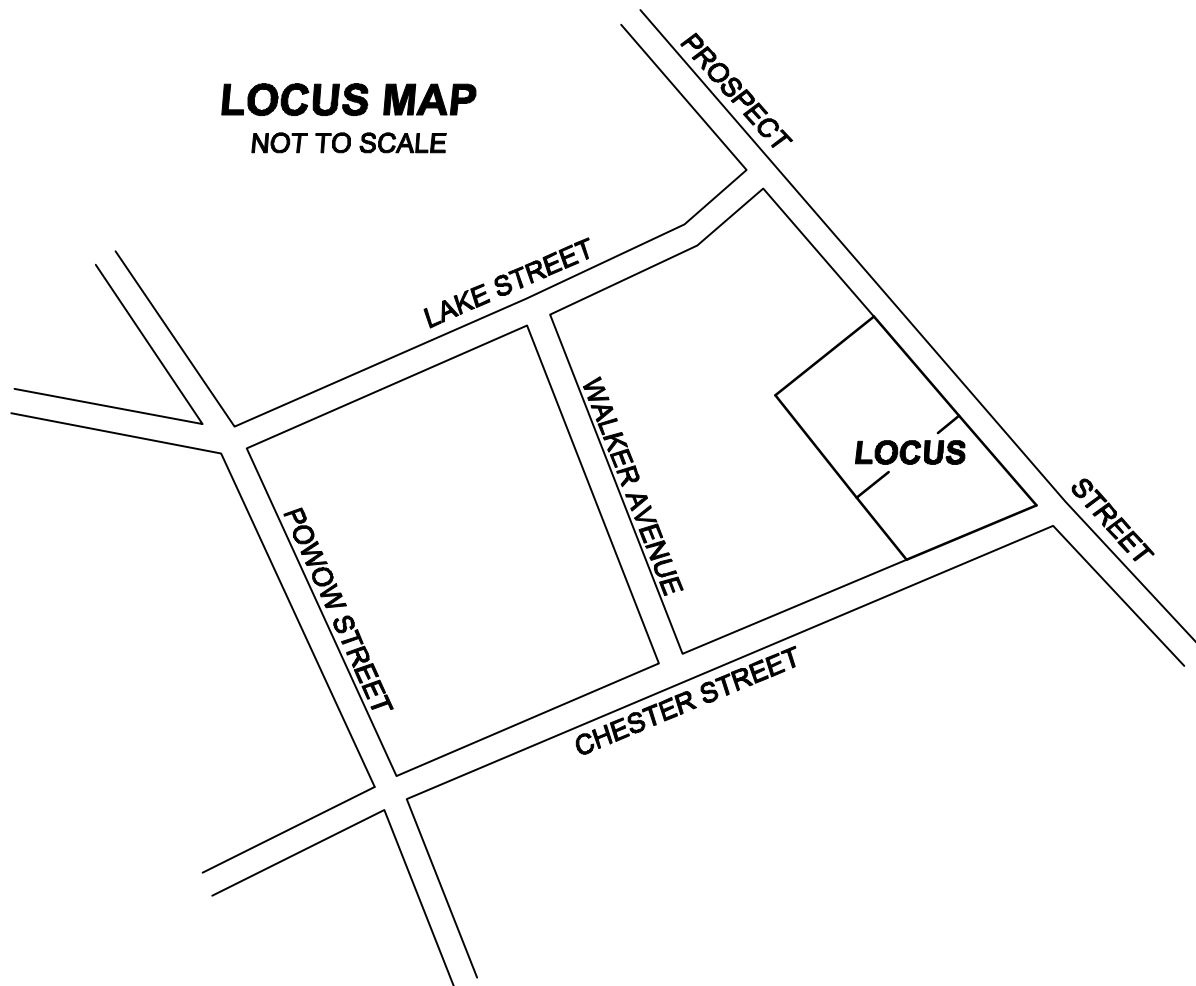
KEY REFERENCE DEEDS

- BOOK 42565 PAGE 286 40 PROSPECT STREET DEVELOPMENT LLC TO RANALDI DATED 2/7/25 RECORDED SOUTH ESSEX REGISTRY OF DEEDS.
- BOOK 2409 PAGE 39 DEARBORN TO CUSHING DATED 3/17/19 RECORDED SOUTH ESSEX REGISTRY OF DEEDS.
- BOOK 1100 PAGE 71 WEBSTER TO BEEDE DATED 1/11/83 RECORDED SOUTH ESSEX REGISTRY OF DEEDS.

NOTES

- ORIENTATION IS TO MASS MAINLAND SPC NAD 1983 BASED ON MULTIPLE GNSS RTK OBSERVATIONS.
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LOCUS MAP
NOT TO SCALE



ASSESSOR REFERENCE

40 PROSPECT STREET
AMESBURY ASSESSOR'S MAP 40 LOT 82
38 PROSPECT STREET
AMESBURY ASSESSOR'S MAP 40 LOT 83

PLAN OF LAND

LOCATED IN
AMESBURY, MASS.

RECORD OWNERS/APPLICANTS

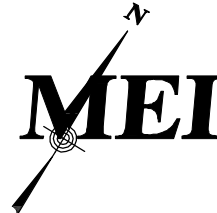
GENO RANALDI

21 LOW STREET, NEWBURYPORT, MASS.

DATE: 4/4/25 SCALE: 1"=10'



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