STREET WEBSTER (Public Way -50' Wide) 85.85 511.62' LOT 1 3,970± Sa. Ft. Porch #1 Existing မို မို Building ဆွ ဦ N/F A & M Realty Trust Book 18340, Page 319 Existing Building N/F Christopher Powers Justine Walsh Book 46545, Page 147 LOT 2A 9,652± Sq. Ft. 29.89 Existing Shed The Phoenix Building Management, LLC Book 44491, Page 154 Robert J. Jr. & Renee L. F P Park Street, LLC Book 47453, Page 336 5810 Investments, LLC Bergeron Book 51296, Page 61 Book 50607, Page 250 REQUESTED ZONING INFORMATION: 15 WEBSTER STREET

Notes:

Assessors Reference: 15 Webster Street - Map 39, Parcel 243 19 Webster Street - Map 39, Parcel 312

2. OWNED BY: Webster Common Condominium Master Deed: Book 51249, Page 85 Record Plan: Pl. Bk 53, Plan 131

3. Lot 2B is not a buildable lot and will be merged with and become part of land of Robert J. Jr. & Renee L. Bergeron at #19 Webster

Total new parcel area of #19 Webster Street shall be 3,970 + 479 = 4,449 ± Square Feet

Lot 2B will not merge with other land of Bergeron fronting on Park Street.

- 4. Parcel is located in a F.E.M.A. Zone X per F.I.R.M. 25023C 0093 K dated July 6, 2021. Not a special flood hazard area.
- 5. Lots 2A and 2B being a subdivision of Lot 2 created on Plan dated 4-10-2007 and recorded in Plan Book 53, Page 131.

ZBA BUILDING OFFSET PLAN PROPOSED SUBDIVISION 15 & 19 WEBSTER STREET

PREPARED BY: CLAUDIO SALA, P.L.S. REGISTERED LAND SURVEYOR 145 WHITWELL STREET

ROCKLAND, MASS.

QUINCY, MA 02169 claudio_sala@msn.com

SCALE:

REVISIONS: 11-8-2022 atty. comments

1" = 20'

August 10, 2022

FILE # 10340B

DWG. L-4A

CURRENT LOT 2 AREA = 10,131± SQUARE FEET

FOOTPRINT OF BUILDING(INCLUDING PORCHES) = 2,660 SQ. FT. EXIST. BLDG COVERAGE PER FOOTPRINT = 2,660/10,131=26.2% PROPOSED BLDG. COVERAGE PER FOOTPRINT = 2,660/9.652=27.5%



