

LAND USE TABLES				
LOCATION: 23 BAREMEADOW STREET – METHUEN MA. 01844				
ZONE: RC SINGLE RESIDENCE (RC)				
USE: SINGLE FAMILY RESIDENTIAL				
	REQUIRED	LOT 1	LOT 2	
MIN. LOT AREA	15,000-SF	19,347-SF	13,415-SF ⁽¹⁾	
MIN. LOT FRONTAGE	100-FT.	114.74-FT. (BAREMEADOW)	133.84-FT. (BAREMEADOW) 62.94-FT. (1) (NIMMO)	
MIN. FRONT SETBACK	25-FT.	25-FT.	25-FT.	
MIN. SIDE SETBACK	15-FT.	15-FT.	15-FT.	
MIN. REAR SETBACK	20-FT.	20-FT.	20-FT.	
MIN. LOT WIDTH	100-FT.	117.78-FT.	139.45-FT.	
MAX. LOT COVERAGE	25%	24.4%	25%	
MIN. OPEN SPACE	30%	75.6%	30%	
LAND USE TABLE NOTES:				
1. VARIANCE FOR LOT AREA & FRONTAGE (SEE NOTE 12)				

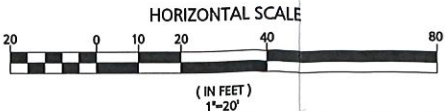
- PROJECT NOTES:**
- LOCATION: 23 BAREMEADOW STREET (MAP 912 - BLOCK 99 - PARCEL 116A METHUEN MA. 01844)
 - PROPERTY REFERENCES: NORTH ESSEX REGISTRY OF DEEDS BOOK 5572 PAGE 260 (1999)
 - EASEMENT REFERENCES: NORTH ESSEX REGISTRY OF DEEDS BOOK 619 PAGE 595 (1938)
 - OWNER: GLORIA M. KIRSH (TRUSTEE OF GKM REALTY TRUST) METHUEN, MA. 01844
 - LAND SURVEYOR: SEC & ASSOCIATES PLAISTOW, NH 03865 TEL: (603) 382-5065
 - ALL INFORMATION AS SHOWN WAS PRODUCED FROM THE CITY OF METHUEN ASSESSORS INFORMATION, THE NORTH ESSEX REGISTRY OF DEEDS OF DEEDS AND AN ON GROUND SURVEY BY SEC & ASSOCIATES OF PLAISTOW, NH IN JANUARY OF 2019.
 - THIS PLAN WAS PREPARED TO SHOW THE CREATION OF LOTS 1 & 2 FROM THE EXISTING LOT AT 23 BAREMEADOW STREET - MAP 912 - BLOCK 99 - LOT 116A), AND TO REQUEST A VARIANCE FROM APPENDIX B, TABLE OF DIMENSIONAL REQUIREMENTS, FOR A REDUCTION OF LOT AREA FOR LOT 2 FROM THE REQUIRED 15,000-SF TO 13,415-SF AND A REDUCTION OF THE FRONTAGE ON NIMMO AVENUE FOR LOT 2 FROM THE REQUIRED 100.00 FEET TO 62.94 FEET
 - THIS LOT IS SUBJECT TO A SEWER AND WATER EASEMENT GIVEN TO THE INHABITANTS OF THE TOWN OF METHUEN RECORDED IN THE NORTH ESSEX REGISTRY OF DEEDS ON OCTOBER 25, 1938 IN BOOK 619 - PAGE 595. EVIDENCE OF WATER OR SEWER PIPES CROSSING THE PROPERTY WERE NOT FOUND ON THE GROUND OR FROM RESEARCH PERFORMED AT THE CITY OF METHUEN ENGINEERING OFFICE.
 - THE PREPARATION OF THIS PLAN IS NOT AN ATTEMPT TO SHOW COMPLIANCE WITH THE CITY OF METHUEN ZONING BYLAW.
 - PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA - AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25009C0207F PANE 207 OF 600 EFFECTIVE DATE JULY 3, 2012.
 - PLAN BEARINGS ARE BASED UPON THE ORIENTATION AS SHOWN ON THE RECORD PLAN IN THE NORTH ESSEX REGISTRY OF DEEDS RECORDED AS PLAN #2119 - DATED JULY 1949. (REFERENCE NOTE 3)
 - VARIANCES TO LOT AREA (LOT 2) AND LOT FRONTAGE (NIMMO STREET) WERE GRANTED BY THE CITY OF METHUEN ZONING BOARD OF APPEALS ON MAY 27, 2020.

REFERENCE DATA:

- PLAN OF PLEASANT VIEW ANNEX, NO. 2 & 3 RECORDED NOVEMBER 1904 IN THE NORTH ESSEX REGISTRY OF DEEDS ON AS PLAN NO. 332 - PLAN DATED SEPTEMBER, 1900.
- PLAN OF LAND - LAND OWNED BY ARTHUR & ELIZABETH MILLER RECORDED JANUARY 27, 1949 IN THE NORTH ESSEX REGISTRY OF DEEDS AS PLAN NO. 1996 - PLAN DATED APRIL, 1948.
- PLAN OF LAND SURVEYED FOR ZELDA BURTON RECORDED SEPTEMBER 15, 1949 IN THE NORTH ESSEX REGISTRY OF DEEDS ON AS PLAN NO. 2119 - PLAN DATED JULY, 1949.
- PLAN OF LAND - LAND OWNED BY ELSIE SCHLEIF MARCOUX RECORDED DECEMBER 9, 1962 IN THE NORTH ESSEX REGISTRY OF DEEDS ON AS PLAN NO. 4714 - PLAN DATED DECEMBER 1, 1949.
- PLAN OF LAND - LAND OWNED BY ALFRED & HELEN MARCOUX RECORDED DECEMBER 9, 1962 IN THE NORTH ESSEX REGISTRY OF DEEDS ON AS PLAN NO. 4618 PLAN DATED JULY, 1961.

COMMUNITY DEVELOPMENT BOARD
THIS PLAN HAS BEEN APPROVED UNDER THE SUBDIVISION CONTROL LAW M.G.L. CHAPTER 41, SECTION 81-R BY THE COMMUNITY DEVELOPMENT BOARD OF THE CITY OF METHUEN, MA.

DATE OF ENDORSEMENT



FOR REGISTRY USE ONLY
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS IN 1978 AND AMENDED JANUARY 12, 1988.

Carl E. Wagner
SURVEYOR 06-01-20
DATE

DATE	DESCRIPTION
REVISIONS	
PREPARED FOR / APPLICANT:	
PETE CIARALDI PROFESSIONAL BUILDING SERVICES 9 OLDE WOODS ROAD SALEM, N.H. 03079	
PROJECT:	
23 BAREMEADOW STREET MAP 912 - BLOCK 99 - LOT 116A METHUEN, MA 01844	
DATE ISSUED:	JUNE 1, 2020
PROJECT #:	19-10179
PREPARED BY:	WARREN A. WAGNER

PROFESSIONAL LAND SURVEYOR FOR CIVIL DESIGN CONSULTANTS, INC.

CIVIL DESIGN
Consultants, Inc.

SURVEY • DESIGN • PERMITTING • CONSTRUCTION ADMINISTRATION

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DRAWING TITLE:
**FRONTAGE & LOT
AREA WAIVER PLAN**

DRAWING #:
SD-1

