

I hereby certify that this plan is based on an actual field survey by Otte & Dwyer, Inc., Land Surveyors on 6-6-2023.

16124
 David A. Dwyer, Jr., PLS
 Professional Land Surveyor No. 46707
 ddwyer@ottedwyer.com

n/f
 Michael N. & Wendy Dudinsky
 23 Hillcrest Road
 Book 7446, Page 517
 Parcel ID 34 40 0

n/f
 Rowana B. Daly, Trustee of
 The Rowana B. Daly Recocable Trust of 2019
 21 Hillcrest Road
 Parcel ID 34 41 0

drill hole
 found in sw
 1' to lot corner

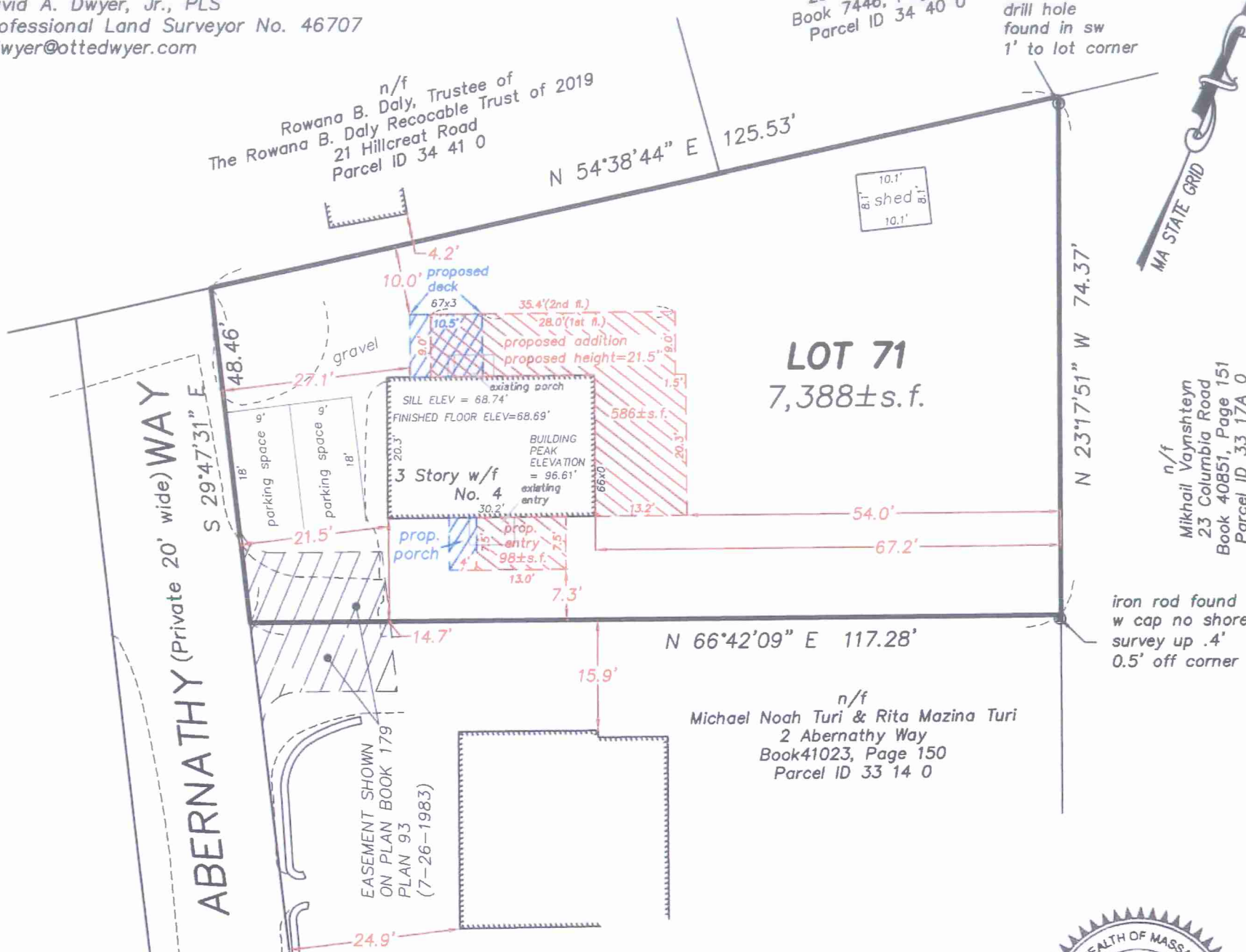
MA STATE GRID

n/f
 Mikhail Vaynshteyn
 23 Columbia Road
 Book 40851, Page 151
 Parcel ID 33 17A 0

n/f
 Michael Noah Turi & Rita Mazina Turi
 2 Abernathy Way
 Book 41023, Page 150
 Parcel ID 33 14 0

EASEMENT SHOWN
 ON PLAN BOOK 179
 PLAN 93
 (7-26-1983)

ABERNATHY (Private 20' wide) WAY
 S 29°47'31" E 48.46'



GENERAL NOTES

Owner of Record: Lee H. Chrisman & Marian H. Spurrier
 4 Abernathy Way, Marblehead, MA 01945

Deed Reference: Book 39610, Page 98
 Plan Reference: Plan Book 50, Plan 16A
 Tax Map Reference: Parcel ID 33 13 0

The Parcel shown on this survey lies within a Zone "X", as described on the Flood Insurance Rate Map No. 25025009C0532G, dated 7-16-2014, in which the property is located.

CURRENT DIMENSIONAL AND DENSITY REGULATIONS
 THE ENTIRE SITE IS LOCATED IN A SR ZONING DISTRICT

CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000s.f.	7,388±s.f.	N/A
MINIMUM LOT FRONTAGE	100'	48.46'	N/A
MINIMUM FRONT YARD (FT.)	20'	21.5'	N/A
MINIMUM SIDE YARD (FT.)	15'	14.7'	7.3'
MINIMUM REAR YARD (FT.)	15'	67.2'	54'

The zoning information depicted hereon is from the latest Zoning Ordinance of the municipality and, as such, is for reference purpose only. Otte & Dwyer, Inc. makes no opinion or certification as to zoning compliance. The final interpretation of the Ordinance can only be made by the appropriate zoning authority. Since building orientation, proposed use, and other factors can affect the setback, prior to and development of this property, the builder/owner must consult with the City/Town to insure the correct application of the Zoning Ordinance.

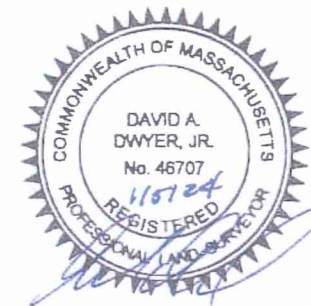
**CERTIFIED PLOT PLAN
 SHOWING PROPOSED ADDITION
 4 ABERNATHY WAY
 MARBLEHEAD, MASS. 01945**

PREPARED FOR
LEE H. CHRISMAN
 BY
OTTE & DWYER, INC.
LAND SURVEYORS

WWW.OTTEDWYER.COM

59 APPLETON STREET SAUGUS, MA 01906
 P.O. BOX 982 (781)233-8155
 SCALE: 1"=20' JANUARY 5, 2024

Reviewed by
 Building Department
 For Zoning Board
 Of Appeals



JN. 13132

CHRISMAN RESIDENCE

4 ABERNATHY WAY

MARBLEHEAD, MA 01945



PREPARED BY:

BOSWORTH ARCHITECT L.L.C.

78 FRONT STREET

MARBLEHEAD, MA. 01945

LIST OF DRAWINGS

ARCHITECTURAL

C COVER SHEET

EX1 EXISTING FLOOR PLANS
EX2 EXISTING ELEVATIONS

A1 PROPOSED FLOOR PLANS
A2 PROPOSED EXTERIOR ELEVATIONS

FILING FOR:

ZONING BOARD OF APPEALS

DATE: DECEMBER 12, 2023

*Reviewed by
Building Department
For Zoning Board
Of Appeals*

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CHRISMAN RESIDENCE
 4 ABERNATHY WAY
 MARBLEHEAD, MA 01945

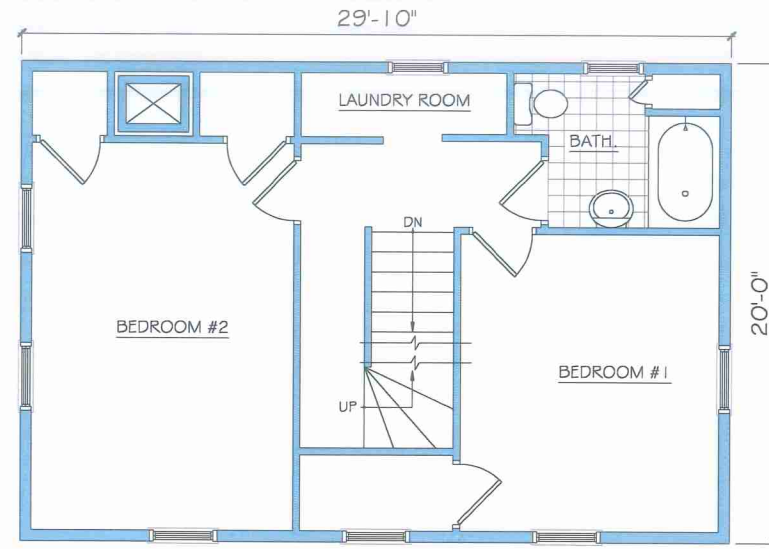
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EXISTING FLOOR PLANS

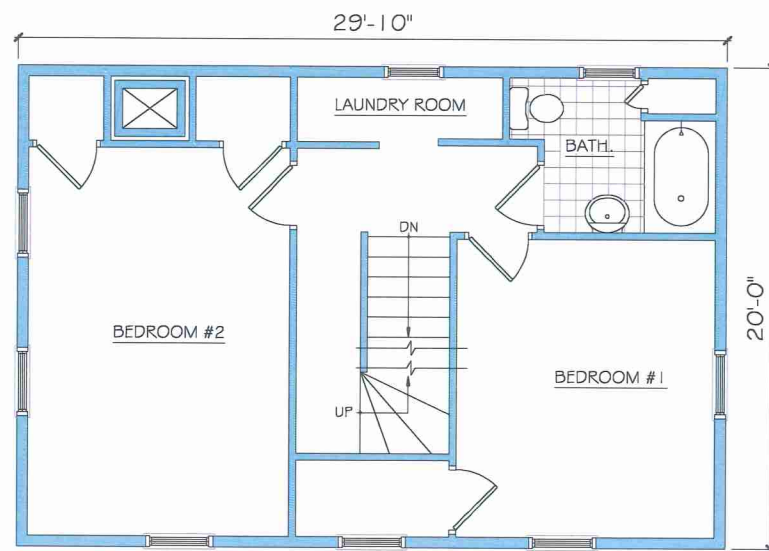
Scale: 1/8" = 1'-0"
 Date: DECEMBER 12, 2023

EX1

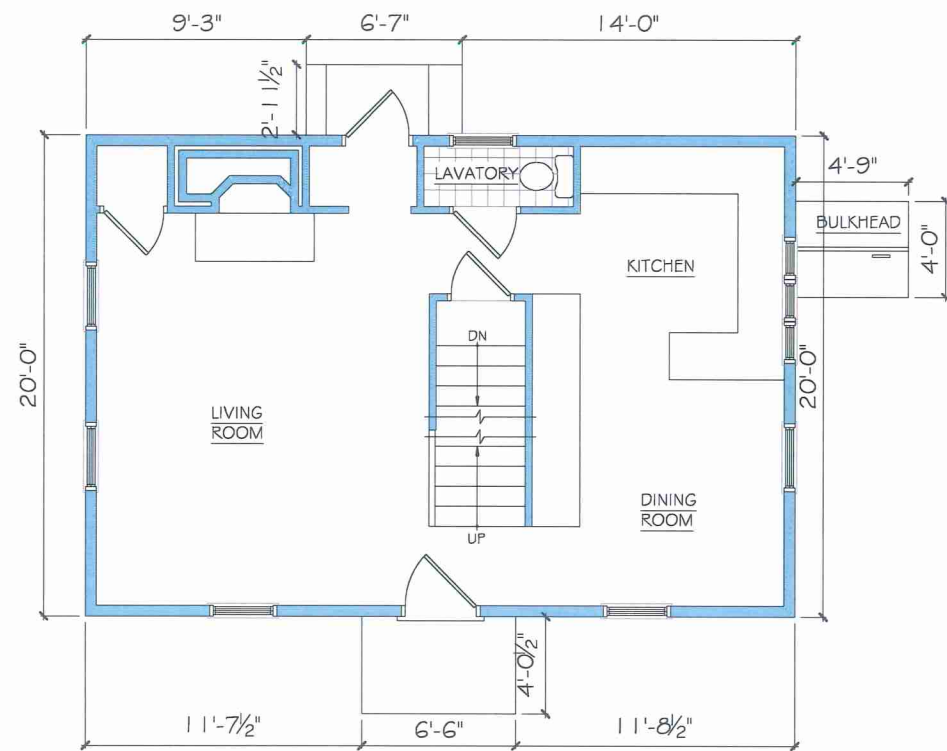
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3 THIRD FLOOR PLAN



2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN



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CHRISMAN RESIDENCE
 4 ABERNATHY WAY
 MARBLEHEAD, MA 01945

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 Rev: _____
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 Rev: _____

EXISTING EXTERIOR ELEVATION
 Scale: 1/8" = 1'-0"
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EX2



A FRONT ELEVATION



B RIGHT ELEVATION



C REAR ELEVATION



D LEFT ELEVATION

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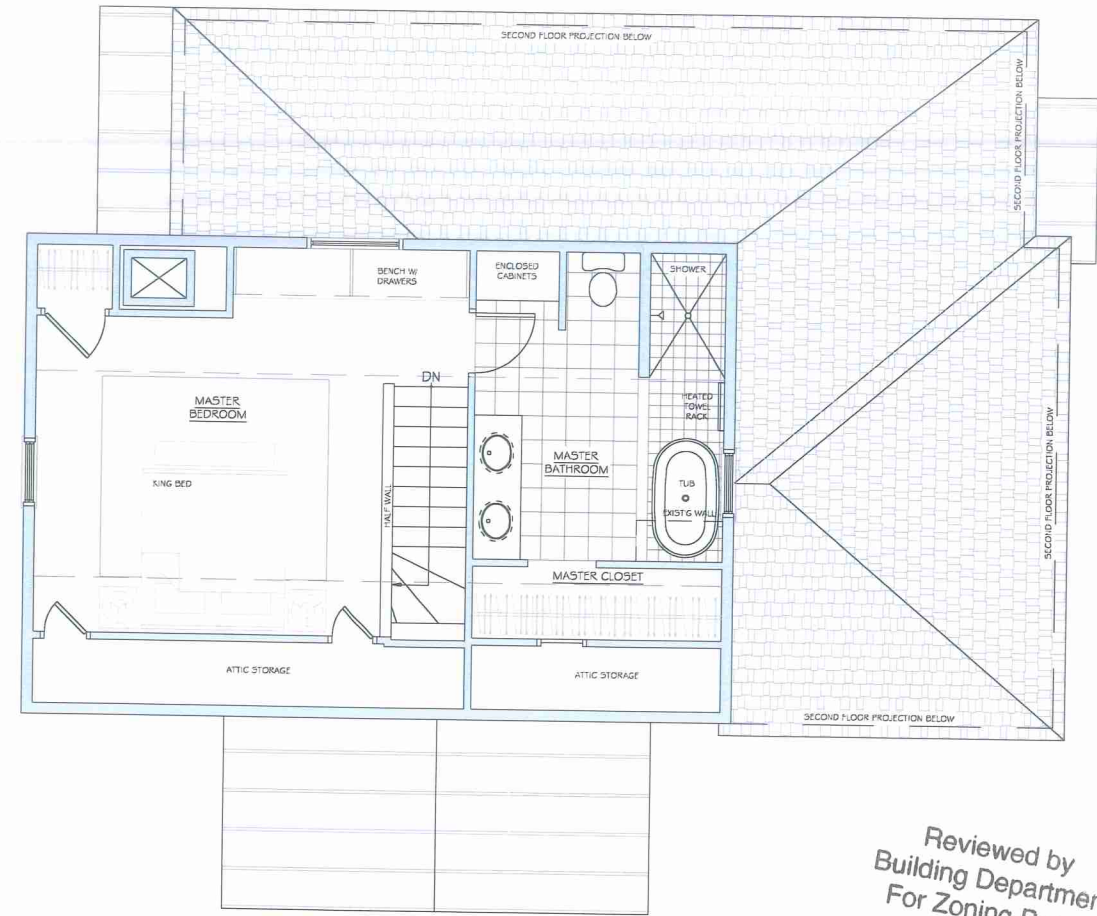
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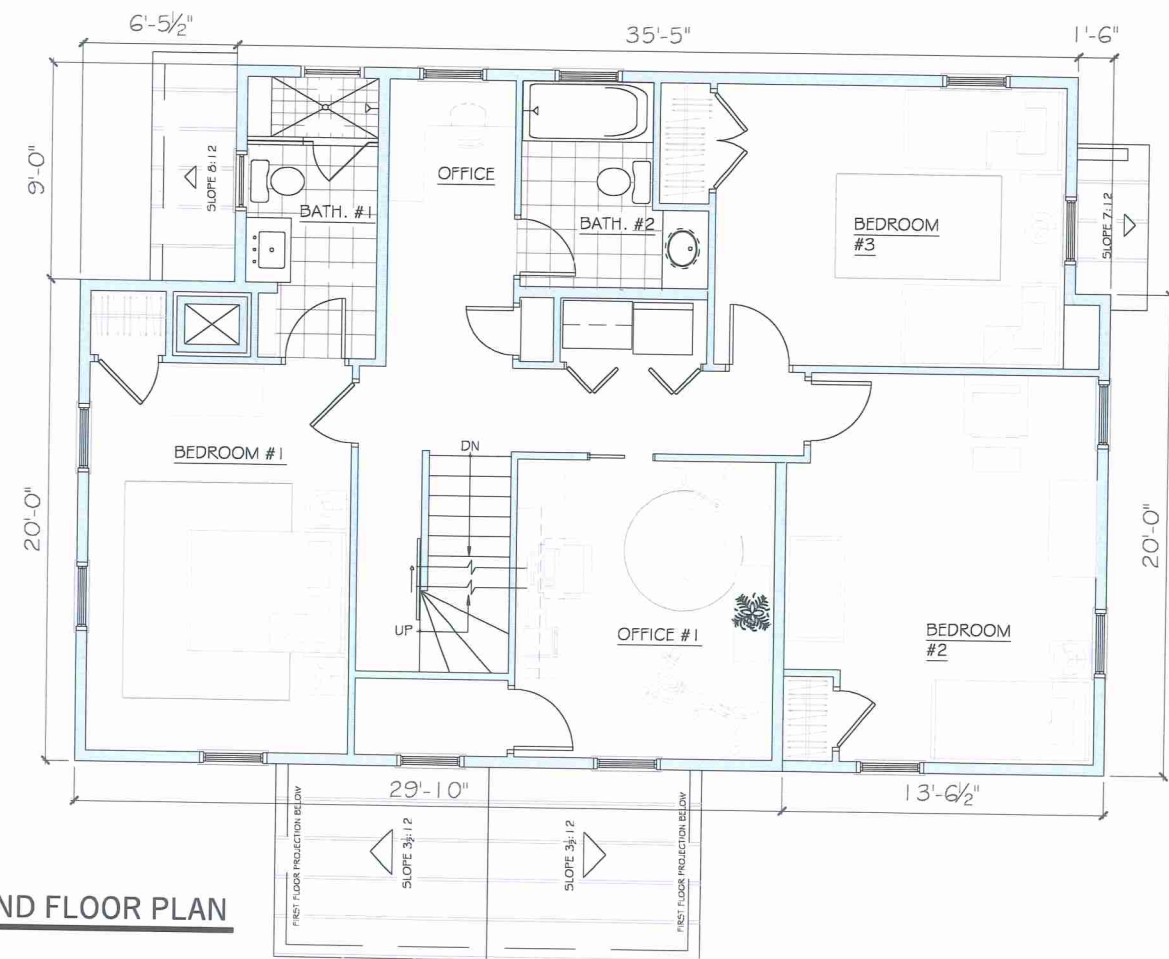
PROPOSED FLOOR PLANS

Scale: 1/8" = 1'-0"
 Date: DECEMBER 12, 2023

A1



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3 THIRD FLOOR PLAN

2 SECOND FLOOR PLAN

1 FIRST FLOOR PLAN



A FRONT ELEVATION



B RIGHT ELEVATION



C REAR ELEVATION



D LEFT ELEVATION

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