

DIMENSIONAL REQUIREMENTS

ZONING DISTRICT - R1A	REQUIRED	EXISTING CONDITIONS	PROPOSED CONDITIONS
MINIMUM LOT AREA*	20,000 SF	9,348+/- SF	9,348+/- SF
MINIMUM FRONTAGE	125'	90.0'	90.0'
MINIMUM LOT WIDTH	100'	80' +/-	80' +/-
MINIMUM FRONT YARD SETBACK	25'	55.2'	55.2"
MINIMUM SIDE YARD SETBACK	15'	4.1'	3.2'
MINIMUM REAR YARD SETBACK	15'	9.3'	9.3'
LOT COVERAGE BY BUILDINGS (%)*	25%	13.6%	16.2%

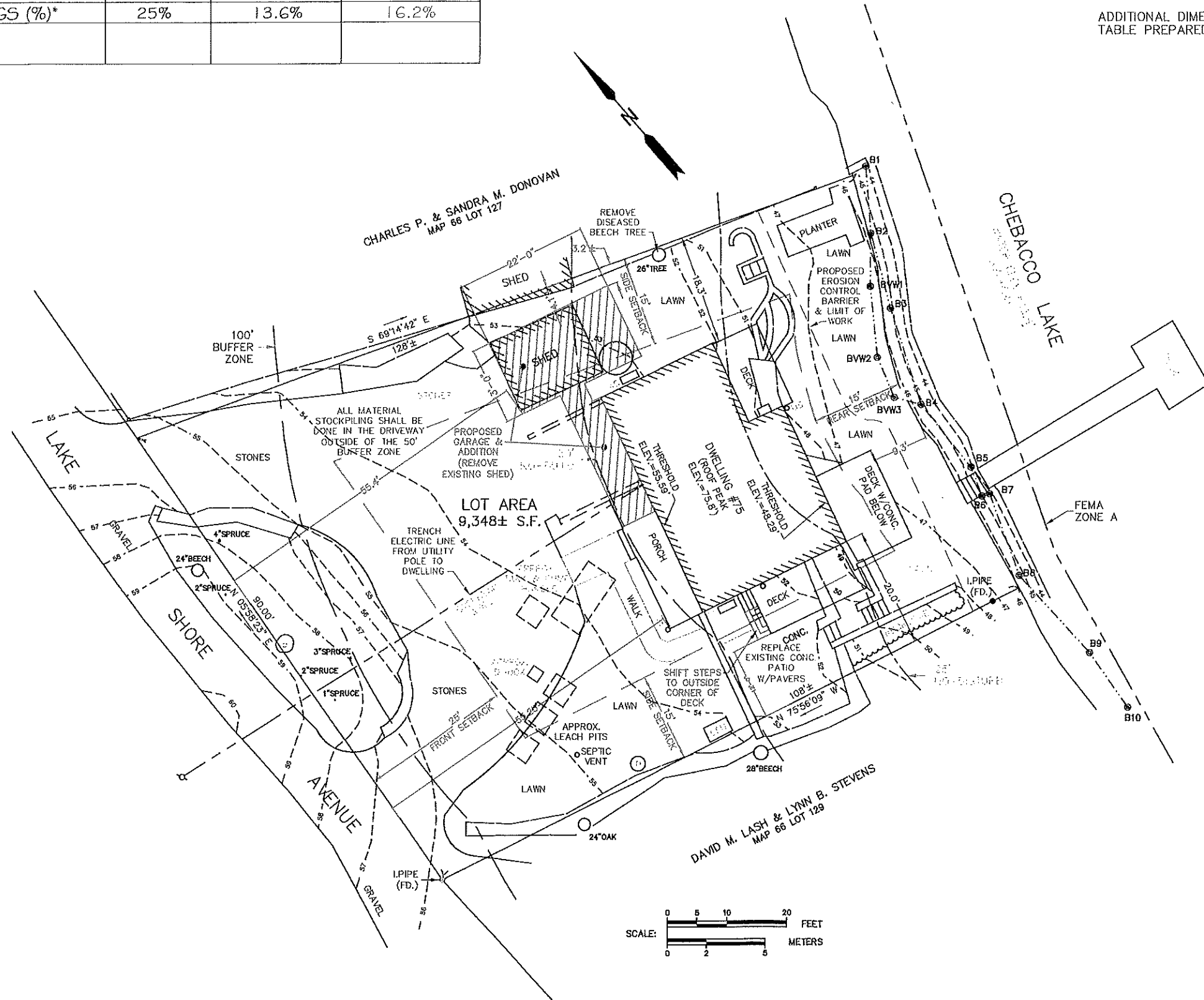
ZONING DISTRICT: R-1A  
 ASSESSORS: MAP 66 LOT 128  
 REFERENCES:

DEED - BK. 41332 PG. 594  
 PLAN - PL. BK. 60 PL. 13

VERTICAL DATUM: N.A.V.D. 1988

BASE PLAN PREPARED BY: DONOHOE SURVEY, INC.  
 363 BOSTON ST.  
 TOPSFIELD, MA  
 MARCH 5, 2024

ADDITIONAL DIMENSIONS, HATCHING, AND ZONING TABLE PREPARED BY VANCE STEIN, INC.



**VANCESTEIN**  
 ARCHITECTURE/INTERIORS  
 85 SAM FONZO DRIVE STE 1  
 BEVERLY MA 01915  
 VANCESTEIN.COM

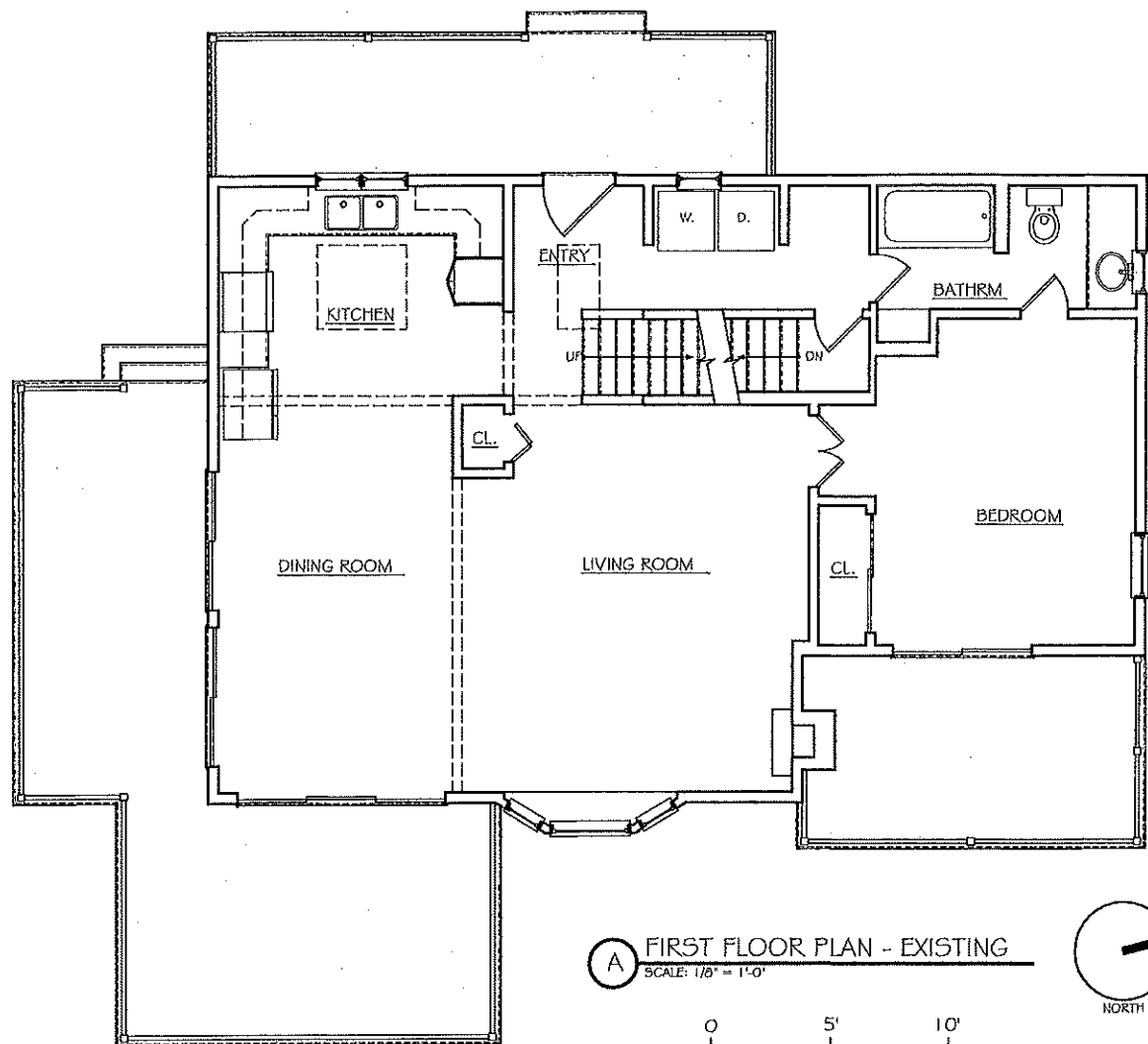
**KELLY RESIDENCE - ZBA APPLICATION**  
 75 LAKE SHORE AVE  
 HAMILTON, MA  
**PROPOSED SITE PLAN**

SCALE: 1"=20'  
 DATE: 09/05/2024  
 DRAWN: BDS  
 CHECKED: BDS

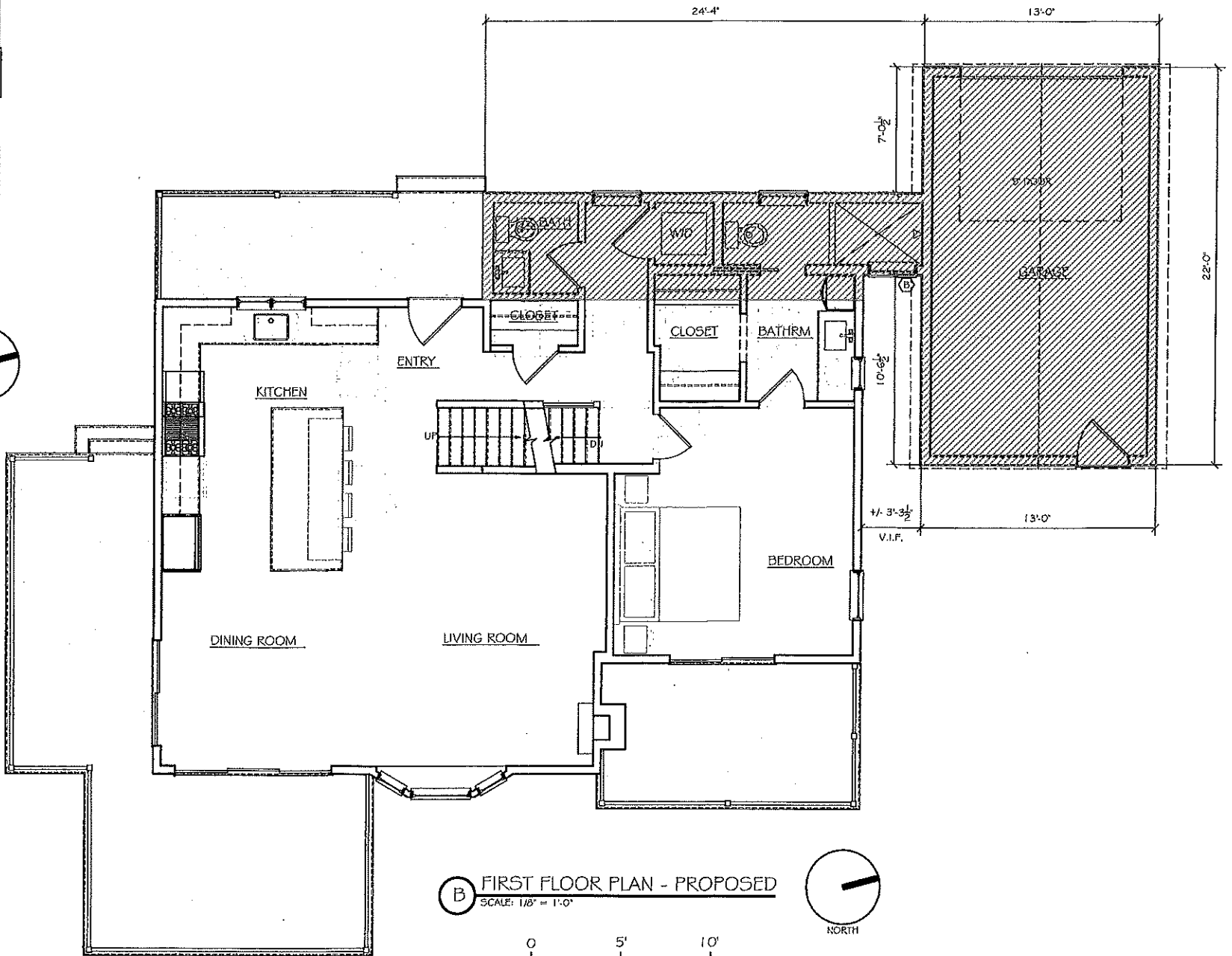
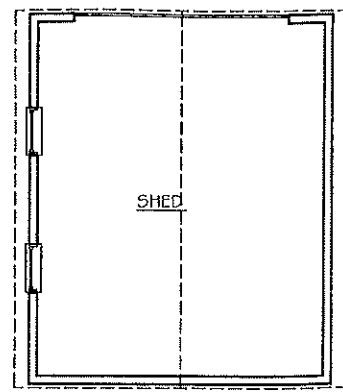
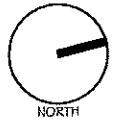
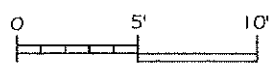
DRAWING NUMBER

**C1**

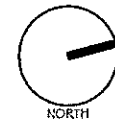
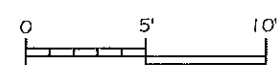
PROJECT NO. #



**A** FIRST FLOOR PLAN - EXISTING  
SCALE: 1/8" = 1'-0"



**B** FIRST FLOOR PLAN - PROPOSED  
SCALE: 1/8" = 1'-0"



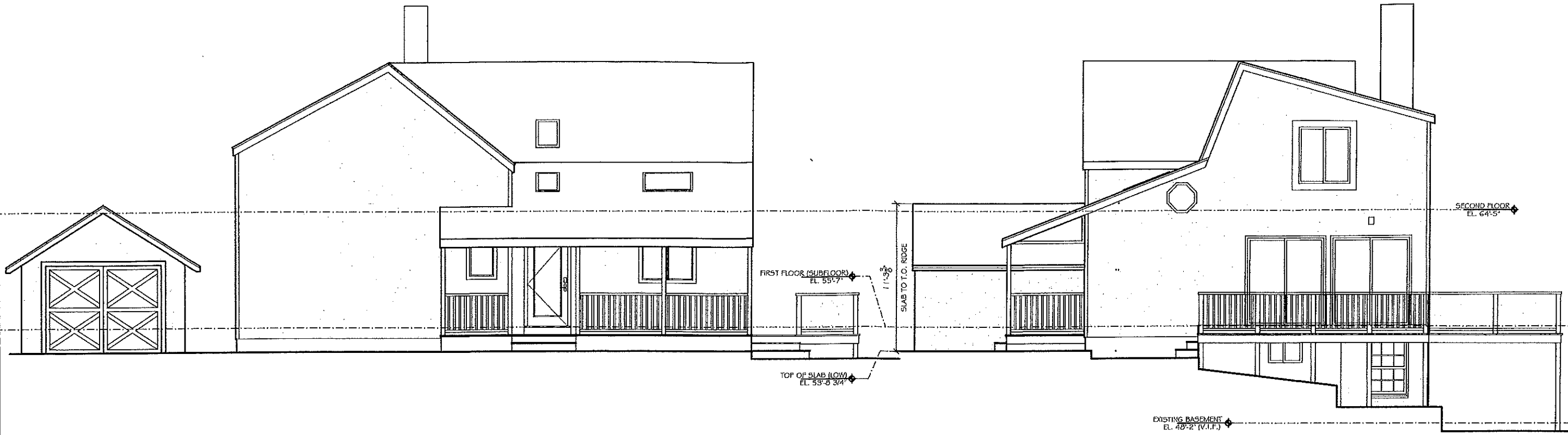
**KELLY RESIDENCE - ZBA APPLICATION**  
75 LAKE SHORE AVE  
HAMILTON, MA

**EXISTING & PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0" DATE: 08/05/2024 DRAWN: BDS CHECKED: BDS

DRAWING NUMBER

**1 OF 4**

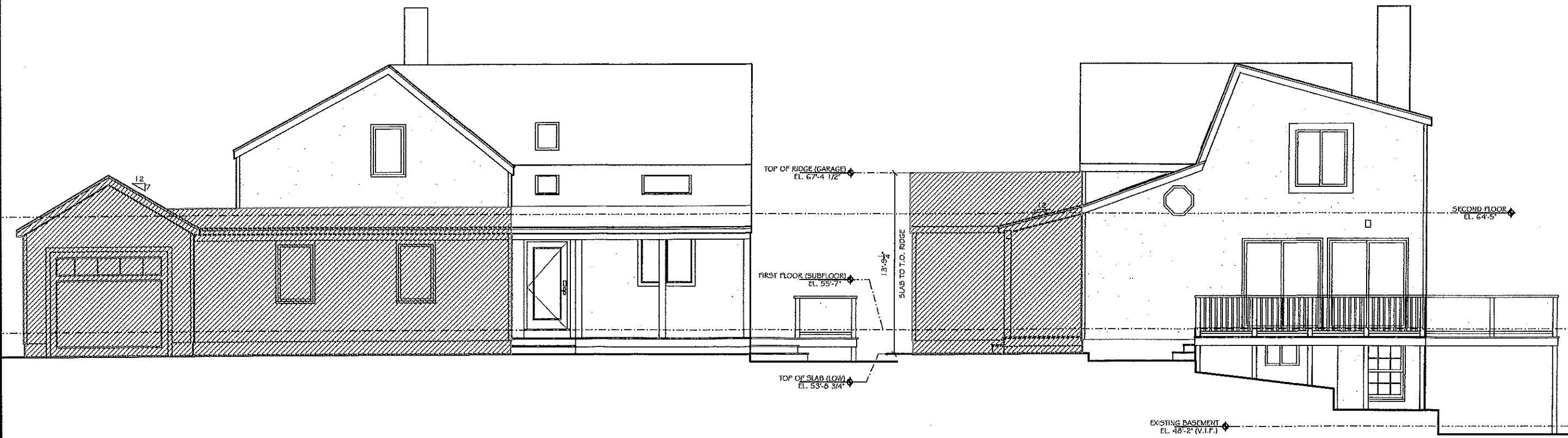
PROJECT NO. #



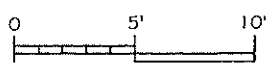
**(A) FRONT ELEVATION - EXISTING**  
 SCALE: 1/8" = 1'-0"



**(B) RIGHT ELEVATION - EXISTING**  
 SCALE: 1/8" = 1'-0"



**(C) FRONT ELEVATION - PROPOSED**  
 SCALE: 1/8" = 1'-0"



**(D) RIGHT ELEVATION - PROPOSED**  
 SCALE: 1/8" = 1'-0"

KELLY RESIDENCE - ZBA APPLICATION  
 75 LAKE SHORE AVE  
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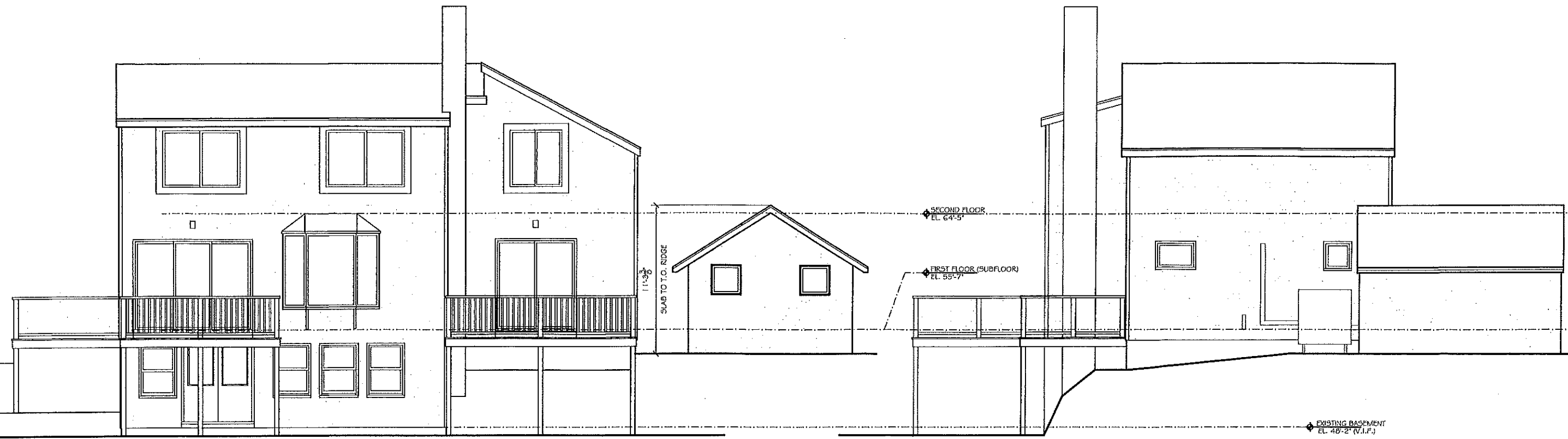
**EXISTING & PROPOSED ELEVATIONS**

SCALE: 1" = 20'  
 DATE: 08/05/2024  
 DRAWN: BDS  
 CHECKED: BDS

DRAWING NUMBER

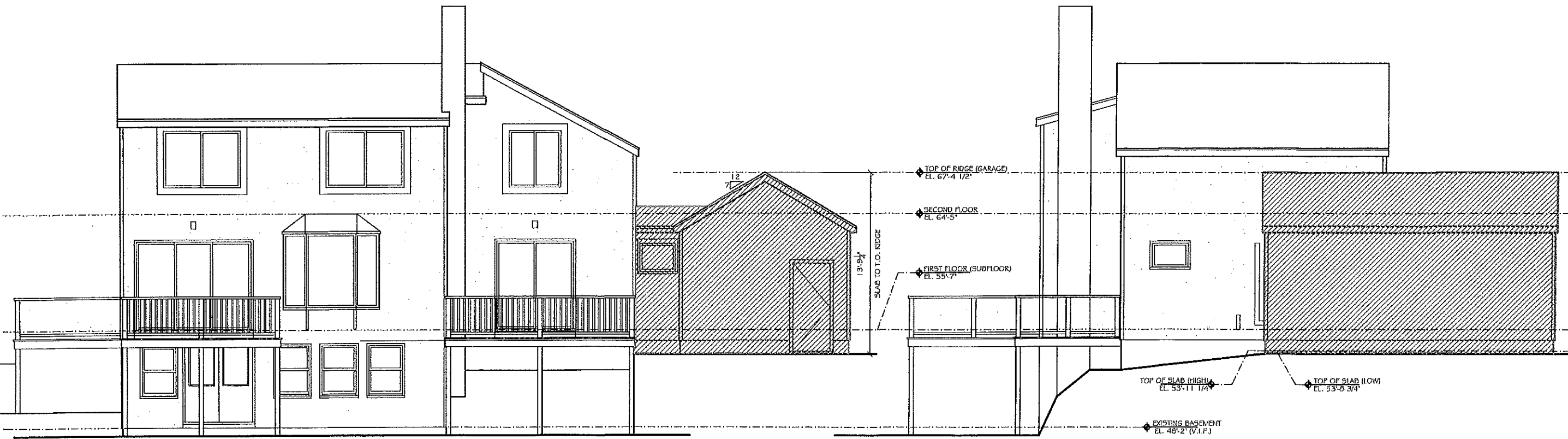
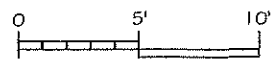
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PROJECT NO. #



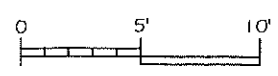
**(A) FRONT ELEVATION - EXISTING**  
 SCALE: 1/8" = 1'-0"

**(B) LEFT ELEVATION - EXISTING**  
 SCALE: 1/8" = 1'-0"



**(C) FRONT ELEVATION - PROPOSED**  
 SCALE: 1/8" = 1'-0"

**(D) LEFT ELEVATION - PROPOSED**  
 SCALE: 1/8" = 1'-0"



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**3 OF 4**

PROJECT NO. #





KELLY RESIDENCE - ZBA APPLICATION  
75 LAKE SHORE AVE  
HAMILTON, MA  
**EXISTING & PROPOSED ELEVATIONS**  
SCALE: 1"=20'    DATE: 08/05/2024    DRAWN: BDS    CHECKED: BDS

DRAWING NUMBER

**4 OF 4**

PROJECT NO. #