

**REFERENCES**

LOCUS:  
ASSESSORS MAP 70-518  
LOCUS DEED:  
BOOK 72698, PAGE 460

N/F PARSLAW, KEITH & PAMELA  
MAP- 70, BLOCK 519  
BOOK 50668, PG 62  
184 CHURCH STREET

N/F ANDERSON, TERESA  
MAP- 70, BLOCK 522  
BOOK 51187, PG 53  
81 ESSEX STREET

N/F RODRIGUEZ, MANUEL  
MAP- 70, BLOCK 523  
BOOK 62574, PG 323  
87 ESSEX STREET

**NOTES:**

1. THERE ARE NO EASEMENTS OR RIGHT OF WAYS.
2. THERE ARE NOT ANY WETLANDS ON THE PROPERTY.
3. THE PROPERTY IS NOT WITHIN THE FLOOD ZONE.
4. THE ENTIRE PARKING AREA IS CURRENTLY PAVED.
5. THE EXISTING HOUSE IS A 2 FAMILY HOUSE.
6. INTERIOR STAIRS WILL BE UTILIZED TO ACCESS/EGRESS THE THIRD FLOOR BEDROOM AREA. THESE STAIRS WILL ORIGINATE INSIDE THE SECOND FLOOR APARTMENT.
7. A DORMER IS TO BE ADDED TO INCREASE THE CEILING HEIGHT INSIDE THE THIRD FLOOR LIVABLE SPACE AREA.
8. DURING CONSTRUCTION OF THE THIRD FLOOR DORMER, AN EMERGENCY SET OF EXTERIOR STAIRS WILL BE CONSTRUCTED AS PART OF THE CONSTRUCTION.
9. A VARIANCE FOR THE PROPOSED THIRD FLOOR DORMER CEILING HEIGHT WILL BE NECESSARY IN ORDER TO CONSTRUCT THE PROJECT AS SHOWN ON THE PROPOSED ARCHITECTURAL DRAWINGS.

N/F O'HEARN, MARSHALL  
MAP- 70, BLOCK 517  
BOOK 52393, PG 415  
86 SHAWMUT AVENUE

PROPOSED ADDITION

ZONING DISTRICT	RB RESIDENCE B		
SIDE YARD SETBACK REQUIRED	SETBACK PROVIDED		
FRONT	15'	EXISTING	15.8'
RIGHT	20'		37.7'
LEFT	20'		84'
REAR	30'		87'

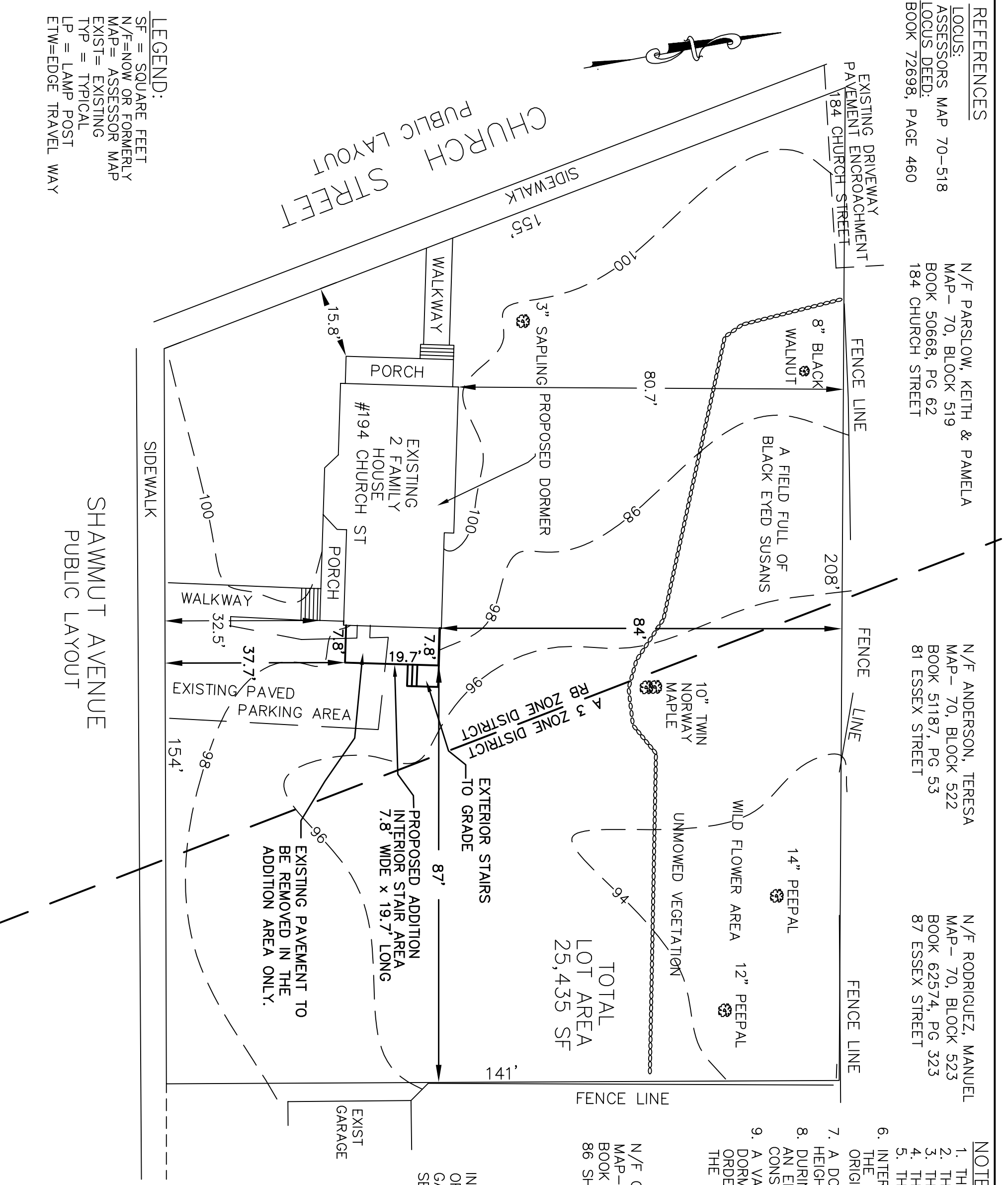
INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY AND DOCUMENTATION GATHERING PERIOD BETWEEN AUGUST 28 th UNTIL SEPTEMBER 24, 2020.

DAVID TEACHOUT PLS.# 32659 DATE:  
ASSISTED BY DAVID SADOWSKI

SHEET 1 OF 2  
PROPOSED VARIANCE PLAN  
194 CHURCH STREET  
MARLBOROUGH, MASSACHUSETTS  
RYAN JUDY  
PREPARED FOR: 194 CHURCH ST  
OWNER OF: MARLBOROUGH, MA

**D.J. & ASSOCIATES**  
7 CEDAR STREET  
CLINTON, MA 01510

DATE: SEPTEMBER 26, 2020 SCALE: 1" = 20'



**LEGEND:**  
SF = SQUARE FEET  
N/F=NOW OR FORMERLY  
MAP= ASSESSOR MAP  
EXIST= EXISTING  
TYP = TYPICAL  
LP = LAMP POST  
ETW=EDGE TRAVEL WAY