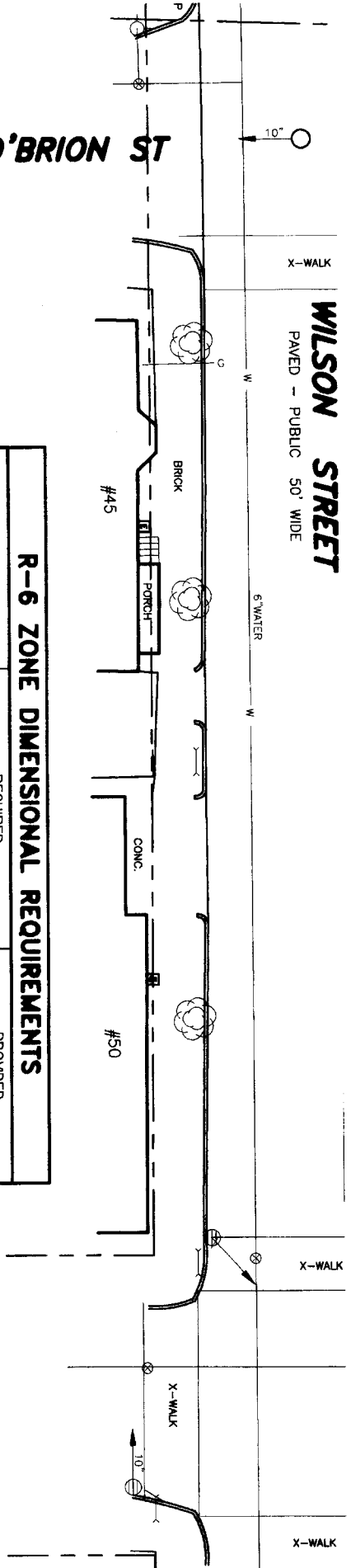


CB  
Survey

O'BRION ST



**R-6 ZONE DIMENSIONAL REQUIREMENTS**

	REQUIRED	PROVIDED
FRONT YARD SETBACK	10 FT. OR AVERAGE OF EXISTING FRONT YARD SETBACKS	5 FT. (AVERAGE OF EXISTING FRONT YARDS)
SIDE YARD SETBACK*	4.2 FT. AT MOODY STREET 4 FT. AT WILSON STREET	4.2 FT AT MOODY STREET 4 FT. AT WILSON STREET
REAR YARD SETBACK*	5 FT.	5 FT.
LOT SIZE	4,500 SF (MIN.)	32,340 SF
MINIMUM AREA PER DWELLING UNIT	1,000 SF/UNIT	2,021 SF/UNIT
STREET FRONTAGE	40 FT. MIN.	>200 FT.
MAX. LOT COVERAGE	50% OF LOT AREA FOR DEVELOPMENTS WITH <20 UNITS	40%
MAX. BUILDING HEIGHT	45 FT.	<45 FT.
MIN. LOT WIDTH	50 FT.	180 FT.
MIN. OPEN SPACE (20% OF LOT FOR DEV. W/<20 UNITS)	0.15 ACRES	0.22 ACRES
PARK'G SPACES (1 PER UNIT)	16	16

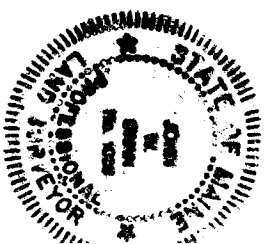
\*PER ZONING BOARD OF APPEALS APPROVAL FOR SETBACK VARIANCE, SEPTEMBER 2010

AND, MAINE MADE FOR CITY OF  
11, BECKETT STREET, DEC. 19, 1956,

SON STREET, PORTLAND, MAINE MADE  
5, 2007" BY OWEN HASKELL, INC.

SURVEY ON MOODY ST., VESPER ST.,  
AND, MAINE MADE FOR WOODARD &  
1/30/10" BY OWEN HASKELL, INC.

100L SITE REDEVELOPMENT, PORTLAND,  
DT ARCHITECTS.



JOHN W. SWAN, PLS NO. 10;  
DATE: 5/16/12