

Applicant: Rebecca Marr
Address: 42 Obrion St
Permit 2017-01825

Date:
CBL: 003 N002001

	Required	Proposed	Notes	Meets Req.
Lot Size	2,000 sf	3,212 sf		Yes
Area Dwelling Unit	725 sf	1,606 sf		Yes
Min Street Frontage	20'	40'		Yes
Front Yard Min	1.35' (avg of 1 abutter)	2'		Yes
Front Yard Max				
Rear Yard	10'	13' scaled		Yes
Yard Right	5'	6.5'	There is a 1.5' discrepancy in the right-hand property line - the proposed 6.5' setback addresses this and should be adhered to.	Yes
Yard Left	5'	5'		Yes
Side Street Setback				
Accessory Setback				
Max Lot Coverage	60% = 1,972 sf max	1,839 sf		Yes
Min Lot Width	20'	40'		Yes
Max Height	35' w/o stepbacks	43' avg grade to peak (41' avg grade to halfway between eaves & ridge)	Meets stepback - no building area on right above 35'; OK to minimal dormer on left to allow for third-floor access per §14-430	Yes
PRUD Standard				
Max Impervious Area	20% = 642 sf min	850 sf	Landscaped open space	Yes
Pavement Setback				
Floor Area Ratio				
Off Street Parking	0 required	4		Yes
Loading Bays				
Other				