Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/17/18

Applicant: The Maine Real Esta **Date:**
Address: 38 Massachusetts A **CBL:** 186 D030001
Permit 2017-01149

	Required	Proposed	Notes	Meets Req.
Lot Size	5.000 sf per §14-433(a)	5,208 sf		Yes
Area Dwelling Unit	3,000 sf	5,208 sf		Yes
Min Street Frontage	40' per §14-433(a)	50'		Yes
Front Yard Min	10.5' based on avg of abutters	39' to foundation	33' to front porch/stairs	Yes
Front Yard Max				
Rear Yard	20'	32' to foundation	25' to rear deck and bulkhead	Yes
Yard Right	12'	13' to foundation	11' to side entry steps - OK per §14-425	Yes
Yard Left	12'	12'		Yes
Side Street Setback				
Accessory Setback				
Max Lot Coverage	40% = 2,083 sf	997 sf		Yes
Min Lot Width			Exempt as a lot of record	N/A
Max Height	35'	30' grade to peak		Yes
PRUD Standard				
Max Impervious Area				
Pavement Setback				
Floor Area Ratio				
Off Street Parking	2	2 spaces	At least 10.5' back so outside front setback	Yes
Loading Bays				
Other				