

Calculation of Minimum and Maximum Yards 205 E SAN MARINO

PROPERTY CONDITIONS

Waterfront Lot (Yes/No)	YES
Corner property (Yes/No)	NO
Sidewalk (yes/no)	NO
Sidewalk elevation at the centerline of the front of the property	
Crown of road at center of property (if no sidewalk exists or is proposed)	4.350
Flood Elevation	9.000
Freeboard (provided)	2.000

INTERIOR SIDEYARD CONDITION

Indicate yes only for the condition that applies

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Max. Yard Elevation

Yes	Default Condition unless one of the below applies Maximum Yard Elevation	7.68' ADJ GRADE
NO	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	
NO	Is the abutting property vacant?	
NO	Is there a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	

REAR YARD CONDITIONS

Indicate yes only for the condition that applies

Max. Yard Elevation

Yes	Default Condition unless one of the below applies Maximum Yard Elevation	7.68' ADJ GRADE
NO	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	
NO	Is the abutting property vacant?	
NO	Is there a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	

RESULTS

Grade	4.36'		Front Yard	
Adjusted Grade	7.68'		Min Yard Elevation	6.560
30" above Grade	6.86'		Max Yard Elevation	7.750
Future Crown of Road	UNKNOWN		Interior Side	
Future Adjusted Grade			Min Yard Elevation	6.560
Minimum Freeboard Elev.	10.000		Max Yard Elevation	7.680
Maximum Freeboard Elev.	14.000		Interior Side	
Minimum Yard Elevation	6.86'		Min Yard Elevation	6.560
Min. Garage elevation (for a detached or attached garage, not under the house)	6.86'		Max yard Elevation	7.680
Minimum garage ceiling elevation	18.000		Waterfront	
			Min Yard Elevation	6.560
			Max Yard Elevation	11.000

Interior Side Yard

Minimum Yard Elevation: 6.560

Maximum Yard Elevation: 6.560

Interior Side

Minimum Yard Elevation: 6.560

Maximum Yard Elevation: 6.560