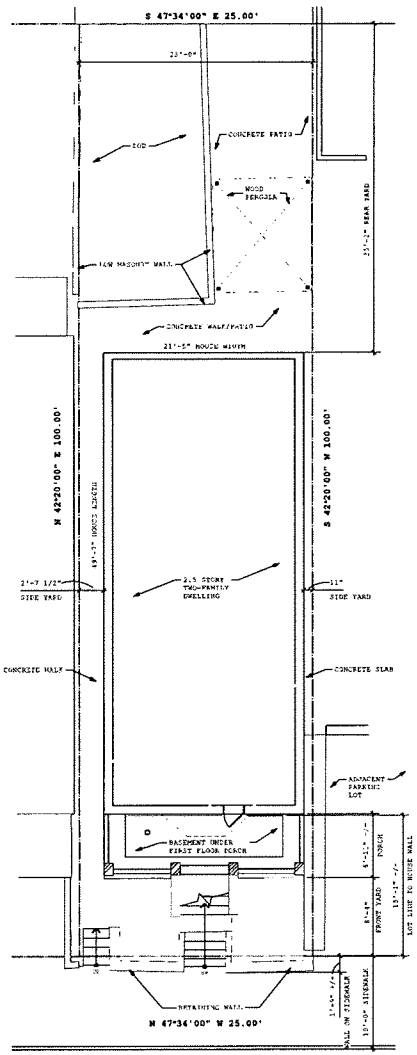
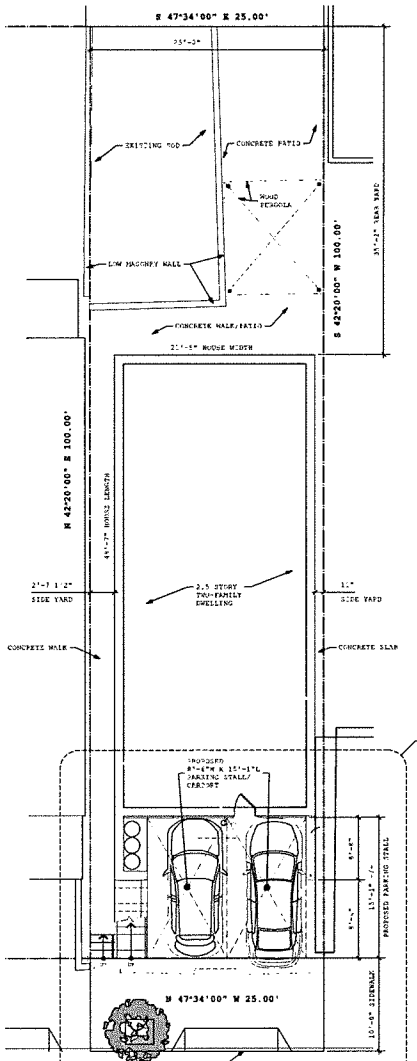
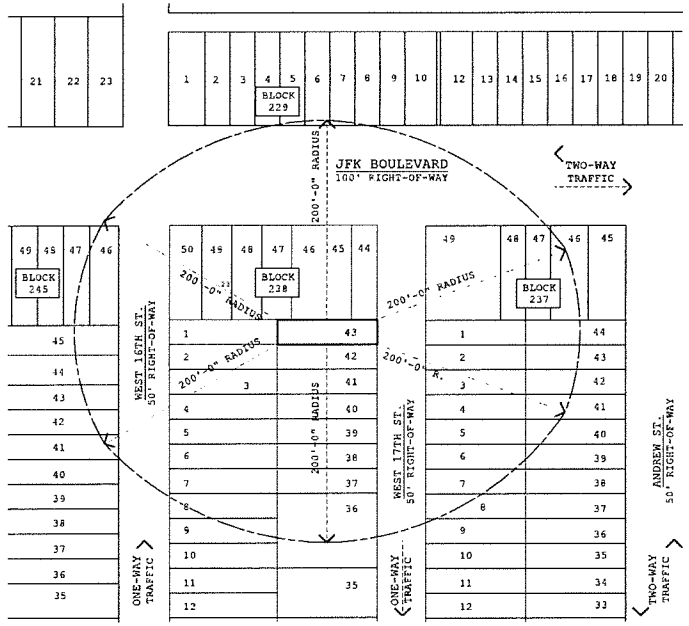


1 EXISTING SITE PLAN
3/16" = 1'-0" 0 5 FT. 10 FT.

THE INFORMATION FOR THIS SITE PLAN BASED ON SURVEY DATED OCTOBER 16, 2021 BY LESIER LAND GROUP LLC, PROFESSIONAL LAND SURVEYORS, OF LAMBERTVILLE NJ.



2 PROPOSED SITE PLAN
3/16" = 1'-0" 0 5 FT. 10 FT.



3 KEY MAP W/ 200'-0" RADIUS
1"=50'-0" 0 100' 50'

NOTES:
1. KEY MAP BASED ON INFORMATION FROM HAYDOCK TAX MAP #59.
2. ALL LOTS ON MAP ARE RESIDENTIAL USE UNLESS OTHERWISE NOTED.

ZONING SCHEDULE

100 WEST 17TH ST	BLOCK 238 LOT 43			
ZONING DISTRICT: R-2	DETACHED TWO-FAMILY ON INTERIOR LOT			
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
MINIMUM LOT AREA	3,000 S.F.	3,500 S.F.	3,500 S.F.	NONE - EXISTING
MINIMUM LOT FRONTAGE	30'-0"	25'-0"	25'-0"	NONE - EXISTING
MINIMUM FRONTAGE SETBACK	20'-0"	9'-6"	9'-6"	NONE - EXISTING
MINIMUM REAR YARD SETBACK	25'-0"	35'-2"	35'-2"	NONE
ACCESSORY STRUCTURE	4'-0"	N.A.	N.A.	NOT APPLICABLE
MINIMUM SIDE YARD SETBACKS:				
PRINCIPAL STRUCTURE	(RESERVE)	2'-7 1/2" (11", 2'-7 1/2")	2'-7 1/2" (11", 2'-7 1/2")	NONE - EXISTING
ACCESSORY STRUCTURE	(RESERVE)	N.A.	N.A.	NOT APPLICABLE
MAXIMUM STRUCTURE HEIGHT:				
PRINCIPAL STRUCTURE	35'-0", 2.5 STORY MAX.	33'-6"+/-, 2.5 STORY	33'-6"+/-, 2.5 STORY	NONE - EXISTING
ACCESSORY STRUCTURE	15'-0", 1.5 STORY MAX.	N.A.	N.A.	NOT APPLICABLE
LOT COVERAGE	30% MAXIMUM IMPERVIOUS.	39% COVERAGE	39.4% COVERAGE	NONE
	30% PERVIOUS MIN.	1,061 SF COVERAGE	1,061 SF COVERAGE	
	(REC. NOT REQUIRED)	1,061 / 2,500 = 39%	1,061 / 2,500 = 39.4%	
		PERVIOUS COVERAGE:	PERVIOUS COVERAGE:	
		-FRONT YARD 440 = 182 SF	-PERMEABLE PAVER	
			DRIVEWAY = 146 SF	
		-REAR YARD 500 = 293 SF	-REAR YARD 500 = 293 SF	
		TOTAL PERVIOUS = 613 SF	TOTAL PERVIOUS = 539 SF	
		(25.5%)	(21.5%)	
PARKING	3 SPACES	NONE	3 w PRIVACY	YES - 3 SPACE ALTHORIZED
	8'-6" W. X 15'-6" L.		8'-6" W. X 15'-1" L.	

LIST OF DRAWINGS:

A1.1 - KEY MAP, EXISTING & PROPOSED SITE PLANS, ZONING SCHEDULE

A1.2 - ENLARGED PLANS, CROSS SECTION, FRONT ELEVATION, SIDEWALK DETAILS

PROJECT DESCRIPTION:

THIS PROJECT SEEKS VARIANCE RELIEF FOR THE CREATION OF TWO NEW PARKING STALLS IN THE FRONT YARD OF AN EXISTING TWO-FAMILY PROPERTY. THE PROPOSED WIDTH AND LENGTH OF THE PARKING STALLS IS LESS THAN THE 10'-0" X 16'-6" REQUIRED BY THE BAYONNE ZONING ORDINANCE. THE EXISTING BASEMENT AREA UNDER THE FIRST FLOOR ENCLOSED PORCH WILL BE CONVERTED TO PARKING SPACE AND STORAGE FOR RECYCLE & RECYCLING BINS. THE EXISTING FIRST FLOOR ENCLOSED PORCH WILL BE REMOVED AND REBUILT AS AN OPEN PORCH.

DONALD CHIN *ARCHITECT LLC*
34 WEST ROSELLE AVENUE
ROSELLE PARK, NJ 07204
TELE.: 908-875-1215
FAX: 908-245-4018
e-mail: donaldchinarch@gmail.com

NJ LIC. #17283
NY LIC. #024426

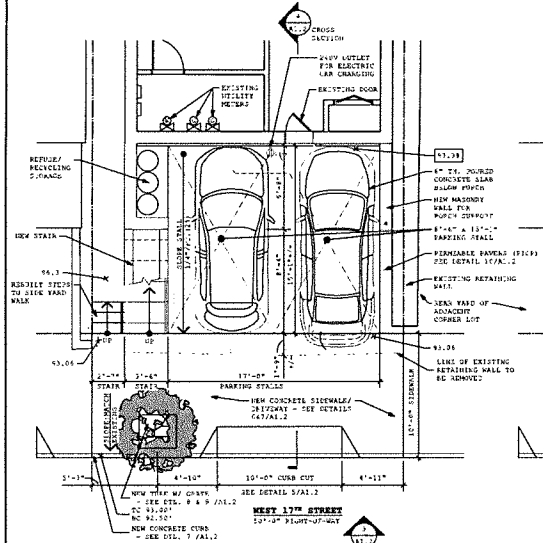
PROJECT:
VARIANCE APPLICATION FOR PROPOSED CARPORT FOR THE MACKNIGHT RESIDENCE
100 WEST 17th STREET
BAYONNE, NJ
BLOCK 238, LOT 43

NO.	DATE	ISSUED / REVISION
	2022-02-10	ISSUED FOR ZONING REVIEW
	2022-05-09	ISSUED FOR COMPLETENESS REVIEW

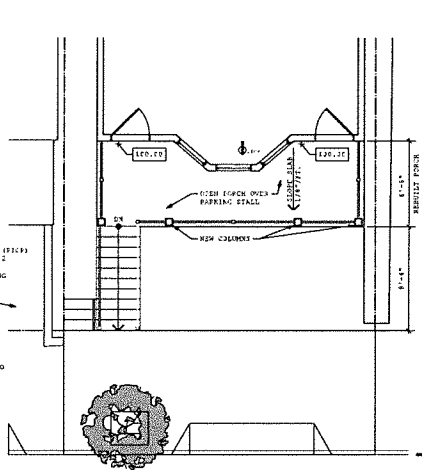
DRAWING TITLE:
SITE PLANS
KEY MAP
ZONING SCHEDULE

PROJECT NO.: 21.18
DATE: 2022/01/05

A1.1



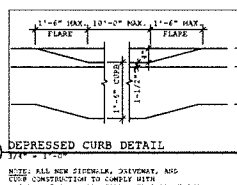
1 PROPOSED PLAN @ CARPORT
1/4" = 1'-0"



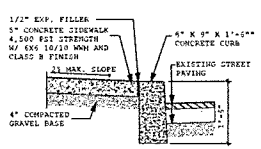
2 PROPOSED PLAN AT PORCH
1/4" = 1'-0"

3 FRONT ELEVATION
1/4" = 1'-0"

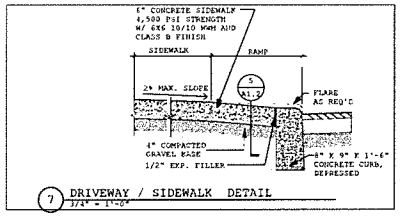
NOTE:
1. ALL SUBSURFACE UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS BASED ON UTILITY COMPANY MARKOUTS AND METER BOXES, WATER VALVE BOXES, AND MANHOLES VISIBLE FROM THE STREET.
2. GRADE ELEVATIONS SHOWN ARE EXISTING UNLESS NOTED (SEE SYMBOL LEGEND). ALL PROPOSED GRADES ARE TO FOLLOW EXISTING GRADES. GRADES AT SIDE YARDS ARE TO ALIGN WITH EXISTING SIDE YARD ELEVATIONS.
3. NEW SIDEWALK SLOPE TO ALIGN WITH EXISTING ADJACENT SIDEWALK ON EACH END. NEW CURB ELEVATIONS ARE TO MATCH EXISTING ADJACENT CURB ON EACH END.
4. ALL NEW GRADING REQUIRED SHALL DIRECT STORMWATER RUNOFF AWAY FROM FOUNDATIONS AND ADJACENT PROPERTIES.
5. ALL NEW SITE CONCRETE WORK TO HAVE CONCRETE STRENGTH OF 4,500 PSI.
6. NEW SIDEWALKS TO HAVE 2% MAXIMUM CROSS SLOPE AND A 3'-0" MINIMUM CLEARANCE BETWEEN EDGE OF CURB CUT FLARE AND PROPERTY LINE FOR ADA COMPLIANCE.
7. LOCATION OF EXISTING GAS AND WATER LINES ARE TO BE FIELD VERIFIED AND RELOCATED/REPLACED AS REQUIRED. GAS METERS ARE TO BE RELOCATED AT THE DIRECTION OF THE UTILITY COMPANY.



5 DEPRESSED CURB DETAIL
3/4" = 1'-0"

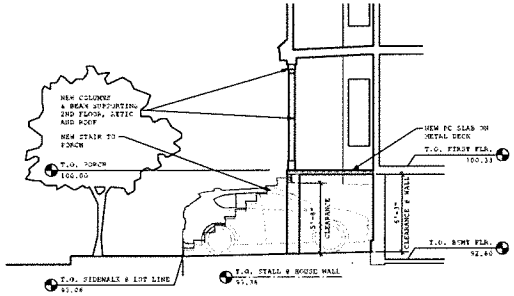


6 SIDEWALK / CURB DETAIL
3/4" = 1'-0"

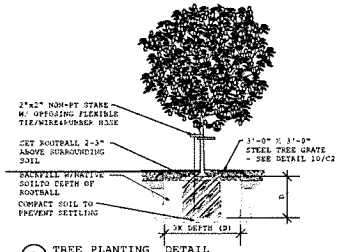


7 DRIVEWAY / SIDEWALK DETAIL
3/4" = 1'-0"

NOTE: ALL NEW SIDEWALK, DRIVEWAY, AND CURB CONSTRUCTION TO COMPLY WITH N.J.A.C. 5:21 RESIDENTIAL SITE IMPROVEMENT STANDARDS.

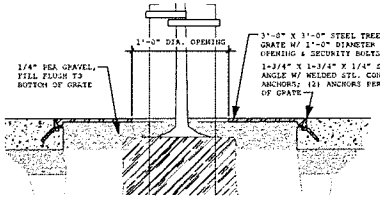


4 CROSS SECTION @ PARKING STALL
1/4" = 1'-0"

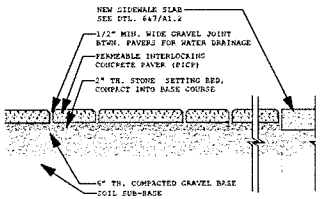


8 TREE PLANTING DETAIL
1/2" = 1'-0"

NOTE: ALL NEW TREES TO COMPLY WITH SECTION 33-10.17 OF THE CITY OF BAYONNE ZONING ORDINANCE.



9 CROSS SECTION - TREE GRATE DETAIL
1-1/2" = 1'-0"



10 PERMEABLE PAVER (PICP) DETAIL
1-1/2" = 1'-0"

DONALD CHIN *ARCHITECT LLC*
34 WEST ROSELLE AVENUE
ROSELLE PARK, NJ 07204
TELE.: 908-875-1215
FAX.: 908-245-4018
e-mail: donaldchinarch@gmail.com

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	2022-05-06	ISSUED FOR COMPLETENESS REVIEW

DRAWING TITLE:
ENLARGED PLAN
ELEVATION
CROSS SECTION
SIDEWALK DETAILS

PROJECT NO.: 21.18
DATE: 2022/07/05

A1.2