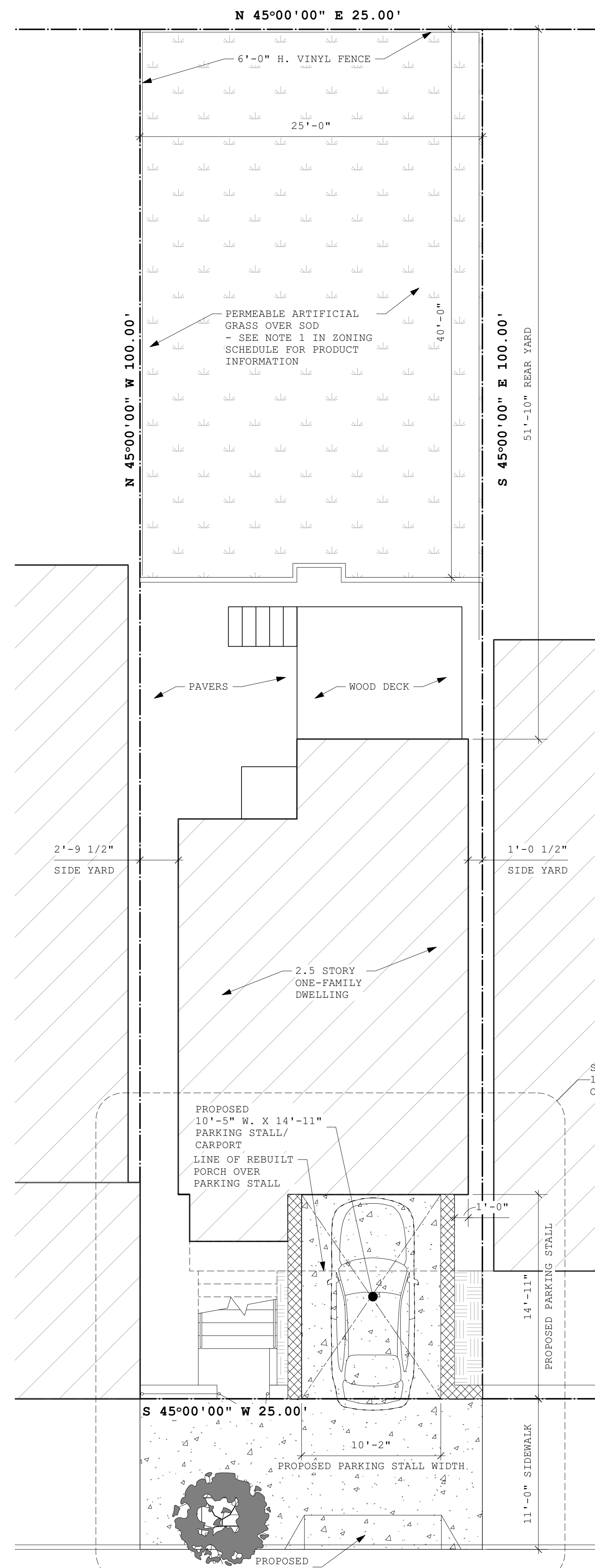


1 EXISTING SITE PLAN

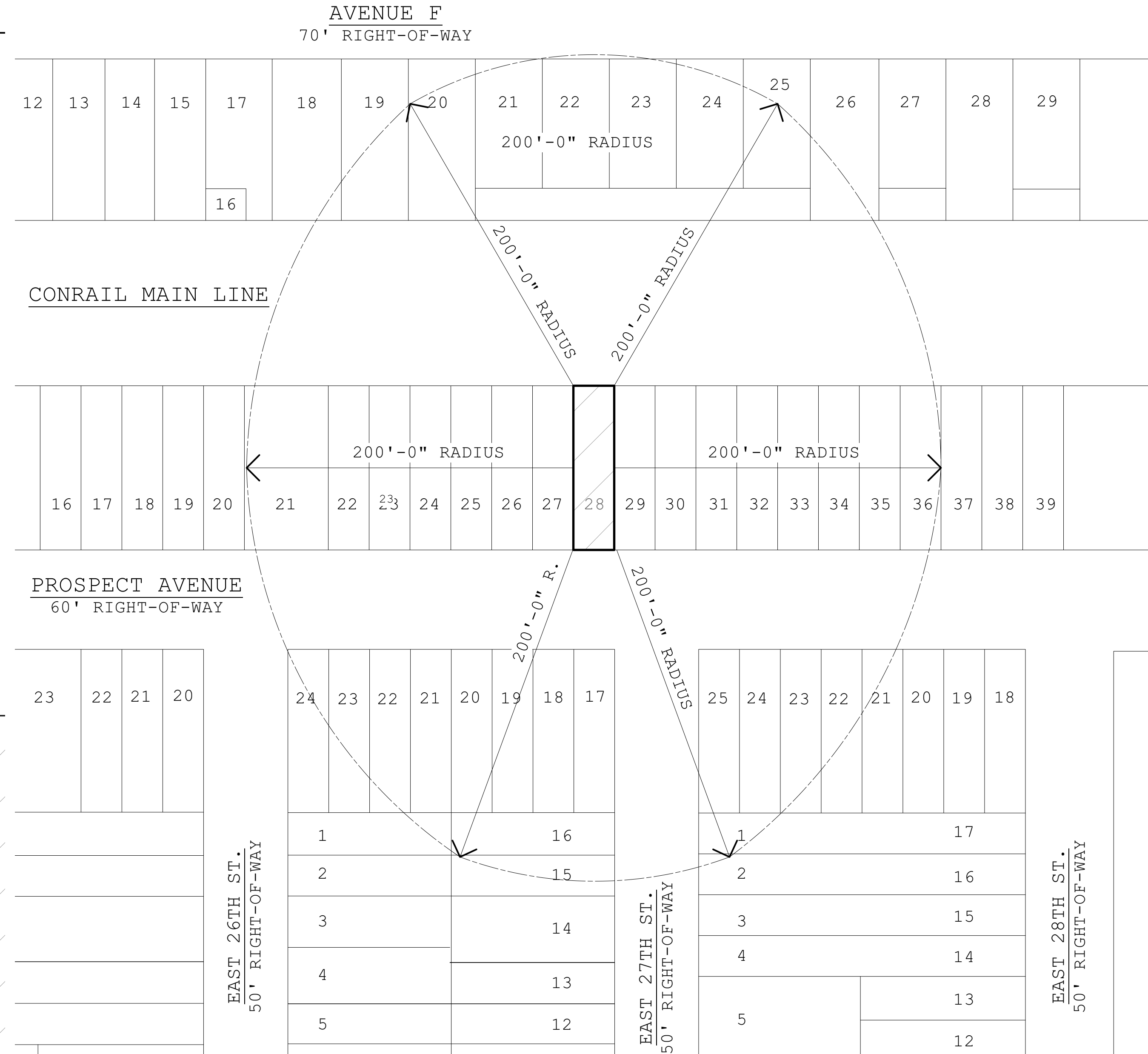
3/16" = 1'-0" 0 5 FT. 10 FT.

THE INFORMATION FOR THIS SITE PLAN BASED ON SURVEY DATED NOVEMBER 27, 2006 BY JAMES R. TAYLOR, PROFESSIONAL LAND SURVEYOR.



2 PROPOSED SITE PLAN

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



3 KEY MAP W/ 200'-0" RADIUS

NOTES:  
 1. KEY MAP BASED ON INFORMATION FROM BAYONNE TAX MAP #112.  
 2. ALL LOTS ON MAP ARE RESIDENTIAL USE UNLESS OTHERWISE NOTED.

ZONING SCHEDULE				
167 PROSPECT AVENUE BLOCK 429 LOT 28				
ZONING DISTRICT: TDD				
	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
MINIMUM AREA	3,000 S.F.	2,500 S.F.	2,500 S.F.	NONE - EXISTING
MINIMUM LOT FRONTAGE		30'-0"	25'-0"	25'-0" NONE - EXISTING
MINIMUM FRONTAGE SETBACK		20'-0"	14'-11"	14'-11" NONE - EXISTING
MINIMUM REAR YARD SETBACK		20'-0"	52'-0"	52'-0" NONE
ACCESSORY STRUCTURE	5'-0"	N/A	N/A	52'-0" NONE
MINIMUM SIDE YARD SETBACK:				
PRINCIPAL STRUCTURE	(RESERVE)	.98' & 2.80'	.98' & 2.80'	NONE - EXISTING
ACCESSORY STRUCTURE	(RESERVE)	N/A	N/A	NOT APPLICABLE
MAXIMUM STRUCTURE HEIGHT:				
PRINCIPAL STRUCTURE	35', 2.5 STORY MAX.	40'-4" +/-, 2.5 STORY	40'-4" +/-, 2.5 STORY	NONE - EXISTING
ACCESSORY STRUCTURE	15', 1.5 STORY MAX.	N/A	N/A	NOT APPLICABLE
LOT COVERAGE	70% MAXIMUM	55% COVERAGE 1,380 SF COVERAGE 1,380/2,500 = 55%	60% COVERAGE 1,505 SF COVERAGE 1,505/2,500 = 60%	NONE
		SEE NOTE 1 BELOW	SEE NOTE 1 BELOW	
PARKING	2 SPACES	NONE	1 @ DRIVEWAY 10'-2" W. X 14'-11" L.	YES - STALL DIMENSIONS
NOTES:	1. THE REAR YARD HAS 1,000 +/- SQUARE FEET OF ARTIFICIAL GRASS INSTALLED OVER SOD. ARTIFICIAL GRASS IS "PUTTING GREEN" AS MANUFACTURED BY "GREENLINE". THIS PRODUCT HAS 1/4 INCH DIAMETER HOLES AT 4 INCHES EACH WAY FOR WATER DRAINAGE. MANUFACTURER'S LITERATURE STATES THAT 30 INCHES OF WATER PER HOUR PER SQUARE YARD WILL DRAIN THROUGH THIS ARTIFICIAL GRASS PRODUCT.			

LIST OF DRAWINGS:

- A1.1 - KEY MAP, EXISTING & PROPOSED SITE PLANS, ZONING SCHEDULE
- A1.2 - ENLARGED PLAN, CROSS SECTION, FRONT ELEVATION, SIDEWALK DETAILS

PROJECT DESCRIPTION:

THIS PROJECT SEEKS VARIANCE RELIEF FOR THE CREATION OF A NEW PARKING STALL IN THE FRONT YARD OF AN EXISTING SINGLE-FAMILY PROPERTY. THE PROPOSED LENGTH OF THE PARKING STALL IS LESS THAN THE REQUIRED 16'-6" LENGTH AS REQUIRED BY THE BAYONNE ZONING ORDINANCE.

**DONALD CHIN ARCHITECT LLC**  
 34 WEST ROSELLE AVENUE  
 ROSELLE PARK, NJ 07204  
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 e-mail: donaldchinarcht@gmail.com

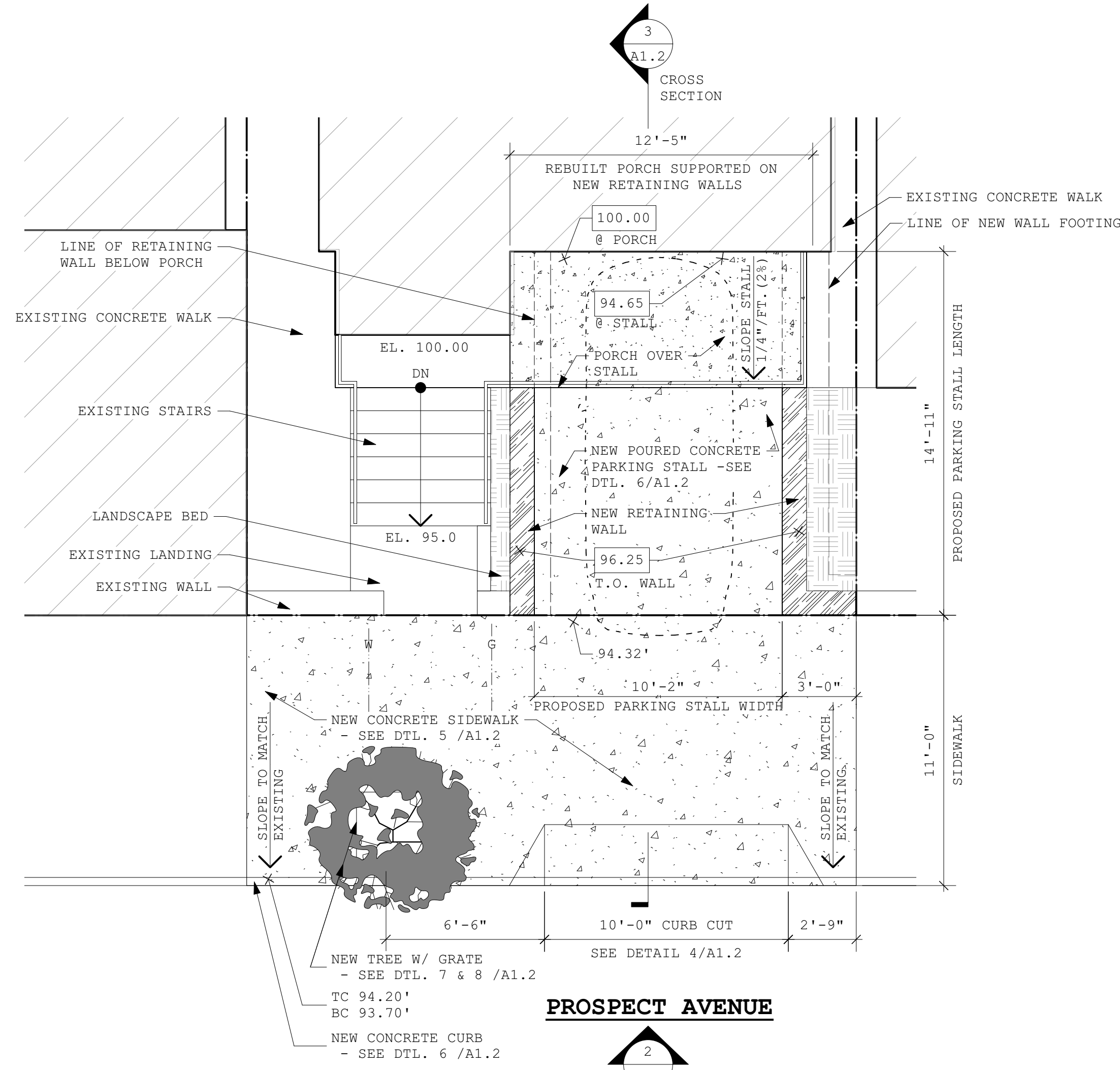
NJ LIC. #17283  
 NY LIC. #024426

**VARIANCE APPLICATION FOR PROPOSED CARPORT FOR THE MONEGRO RESIDENCE**  
 167 PROSPECT AVENUE  
 BAYONNE, NJ  
 BLOCK 429, LOT 28

NO.	DATE	ISSUED / REVISION
	2021-12-06	ISSUED FOR ZONING REVIEW
	2021-12-08	ISSUED FOR COMPLETENESS REVIEW

DRAWING TITLE:  
 SITE PLANS  
 TAX MAP  
 ZONING SCHEDULE  
 PROJECT NO.: 21-17  
 DATE: 2021/11/20

**A1.1**



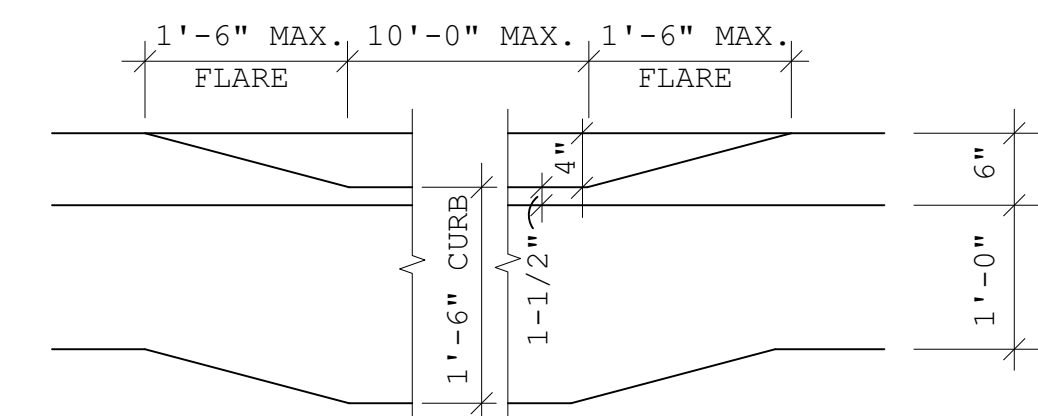
**1 PROPOSED PORCH PLAN**  
1/4" = 1'-0"

100.15 GRADE ELEVATION (EXISTING)  
100.15 GRADE ELEVATION (PROPOSED)

- NOTE:**
- 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.
  - 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.
  - NEW SIDEWALK SLOPE TO ALIGN WITH EXISTING ADJACENT SIDEWALK ON EACH END. NEW CURB ELEVATIONS ARE TO MATCH EXISTING ADJACENT CURB ON EACH END.
  - ALL NEW GRADING REQUIRED SHALL DIRECT STORMWATER RUNOFF AWAY FROM FOUNDATIONS AND ADJACENT PROPERTIES.
  - ALL NEW SITE CONCRETE WORK TO HAVE CONCRETE STRENGTH OF 4,500 PSI.
  - 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.

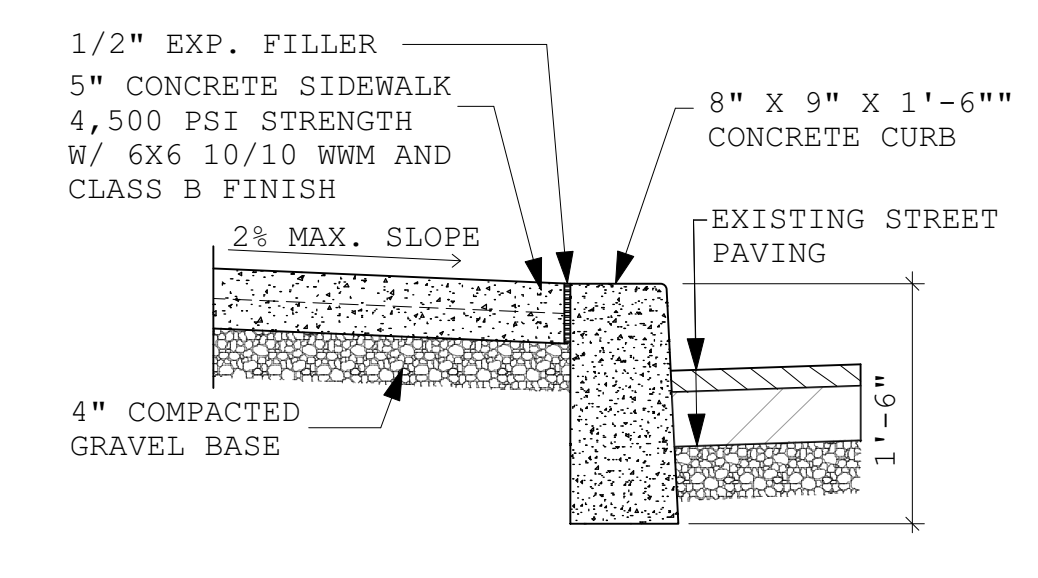


**2 FRONT ELEVATION**  
1/4" = 1'-0"

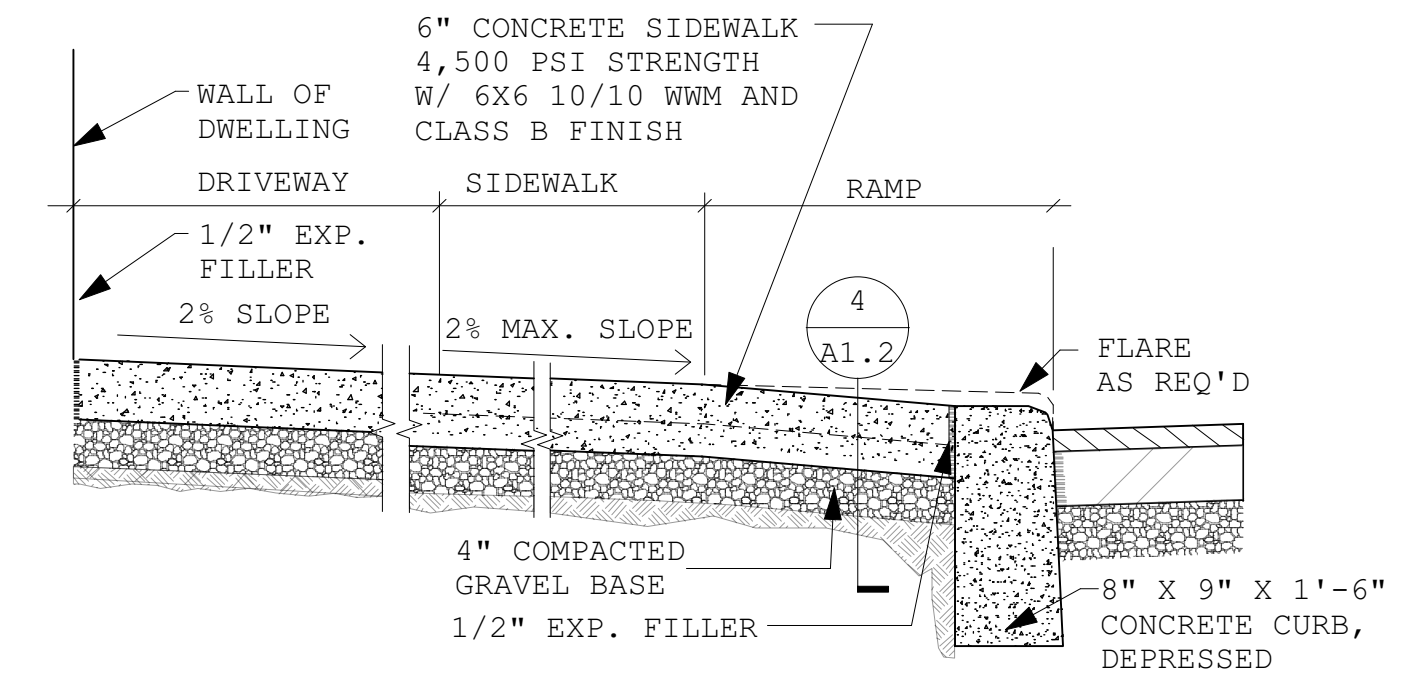


**4 DEPRESSED CURB DETAIL**  
3/4" = 1'-0"

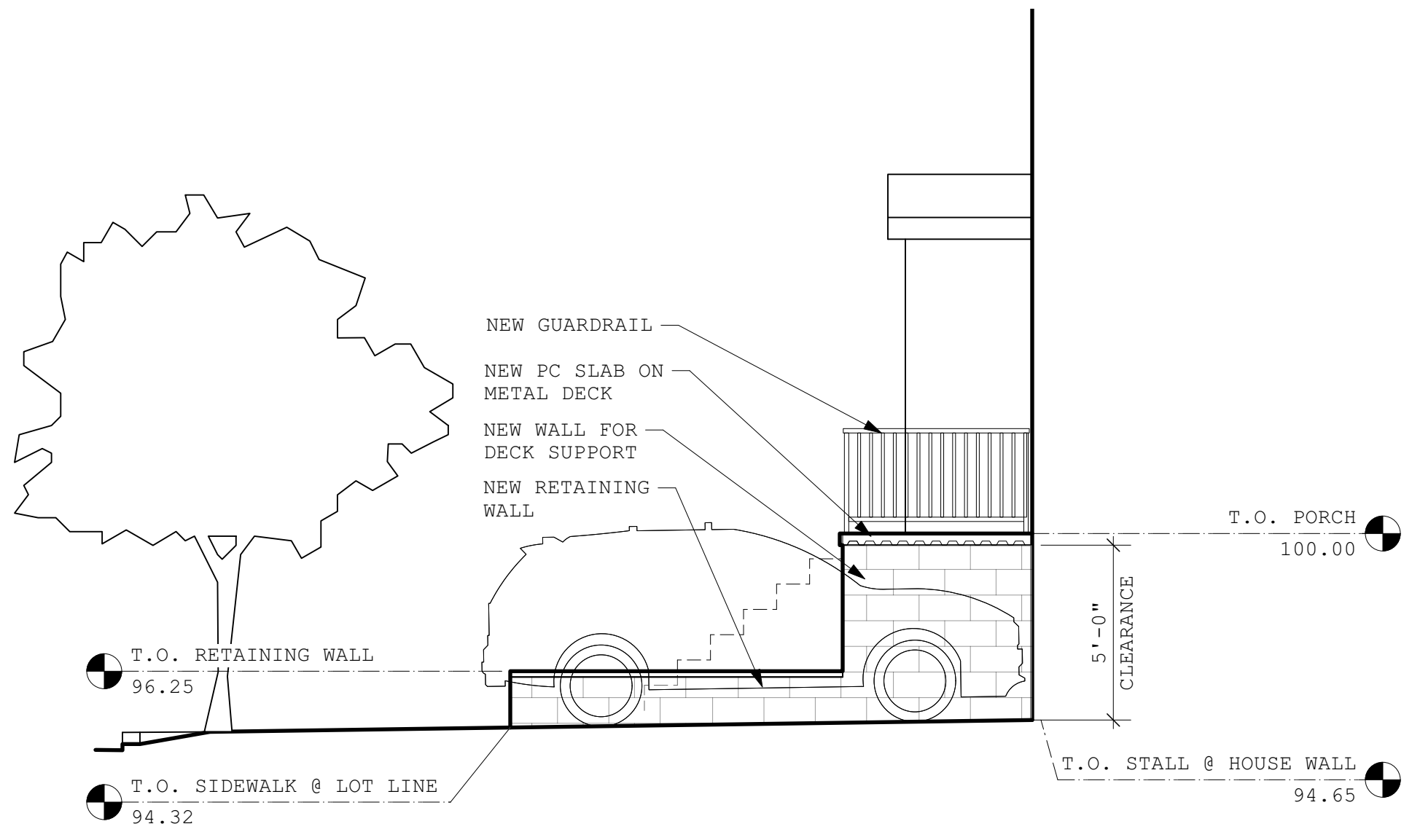
**NOTE:** ALL NEW SIDEWALK, DRIVEWAY, AND CURB CONSTRUCTION TO COMPLY WITH N.J.A.C. 5:21 RESIDENTIAL SITE IMPROVEMENT STANDARDS.



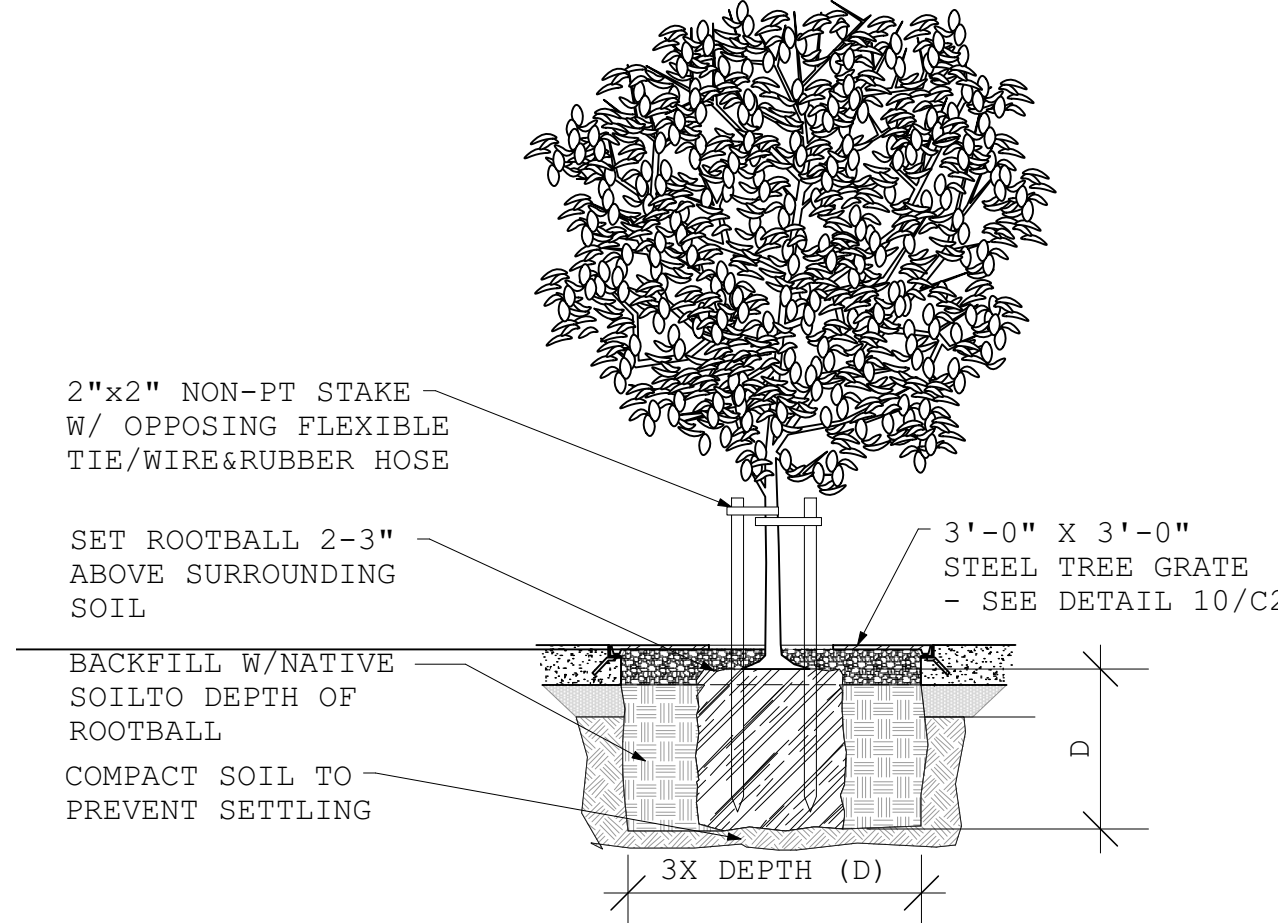
**5 SIDEWALK / CURB DETAIL**  
3/4" = 1'-0"



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

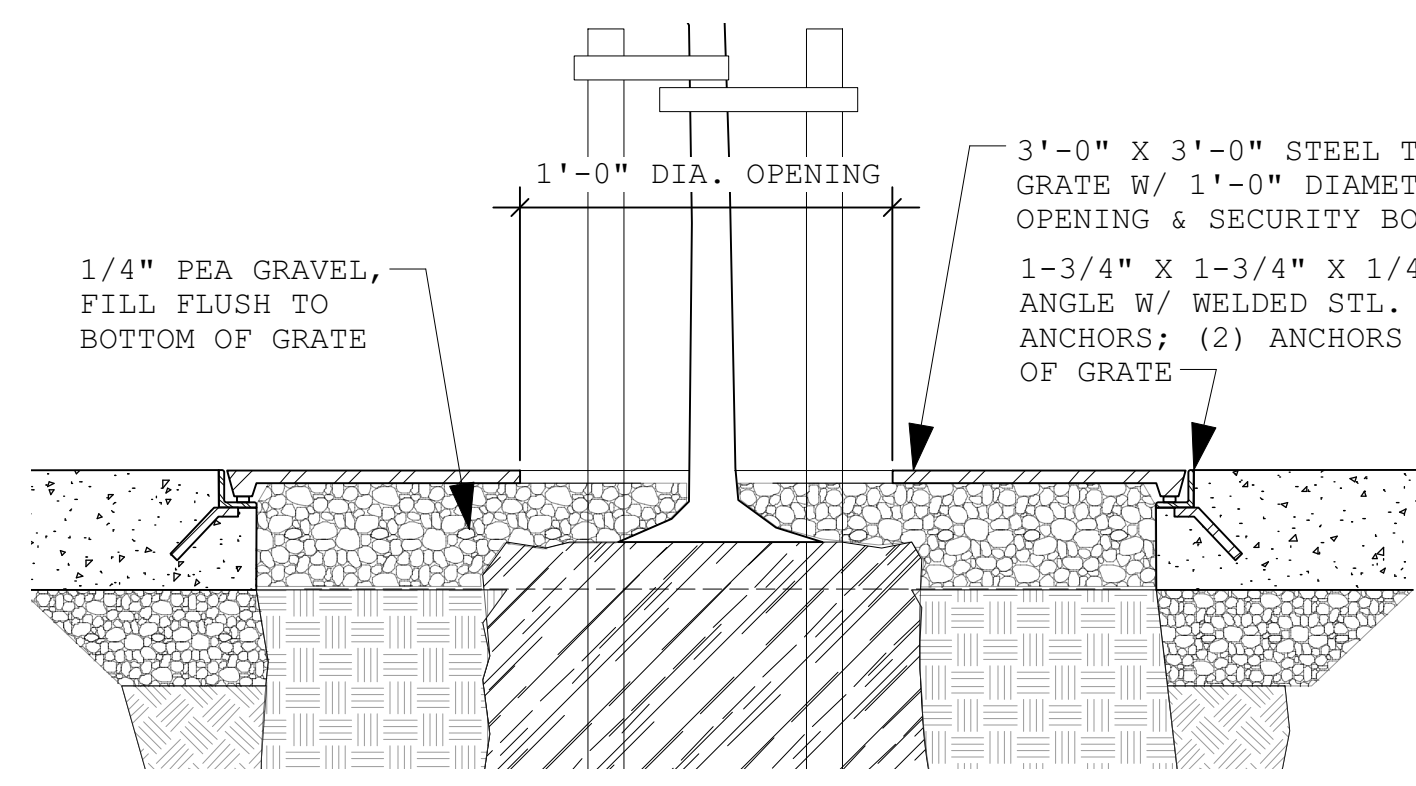


**3 CROSS SECTION @ PARKING STALL**  
1/4" = 1'-0"



**7 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.



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

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NJ LIC. #17283  
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**VARIANCE APPLICATION FOR PROPOSED CARPORT FOR THE MONEGO RESIDENCE**  
167 PROSPECT AVENUE  
BAYONNE, NJ  
BLOCK 429, LOT 19

NO.	DATE	ISSUED / REVISION
	2021-12-06	ISSUED FOR ZONING REVIEW
	2021-12-08	ISSUED FOR COMPLETENESS REVIEW

**DRAWING TITLE:**  
ENLARGED PLAN  
ELEVATION,  
CROSS SECTION  
SIDEWALK DETAILS

**PROJECT NO.:** 21-17  
**DATE:** 2021/11/20

**A1.2**