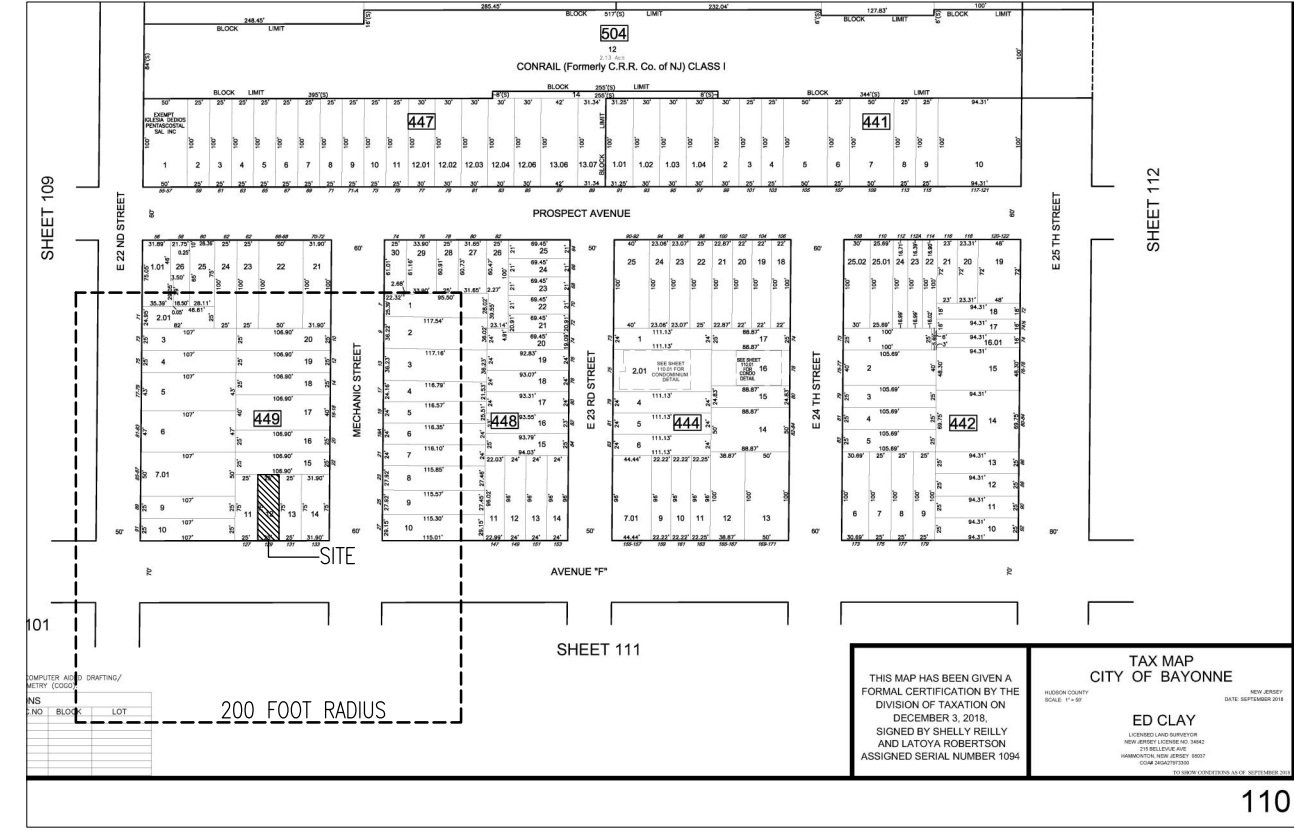


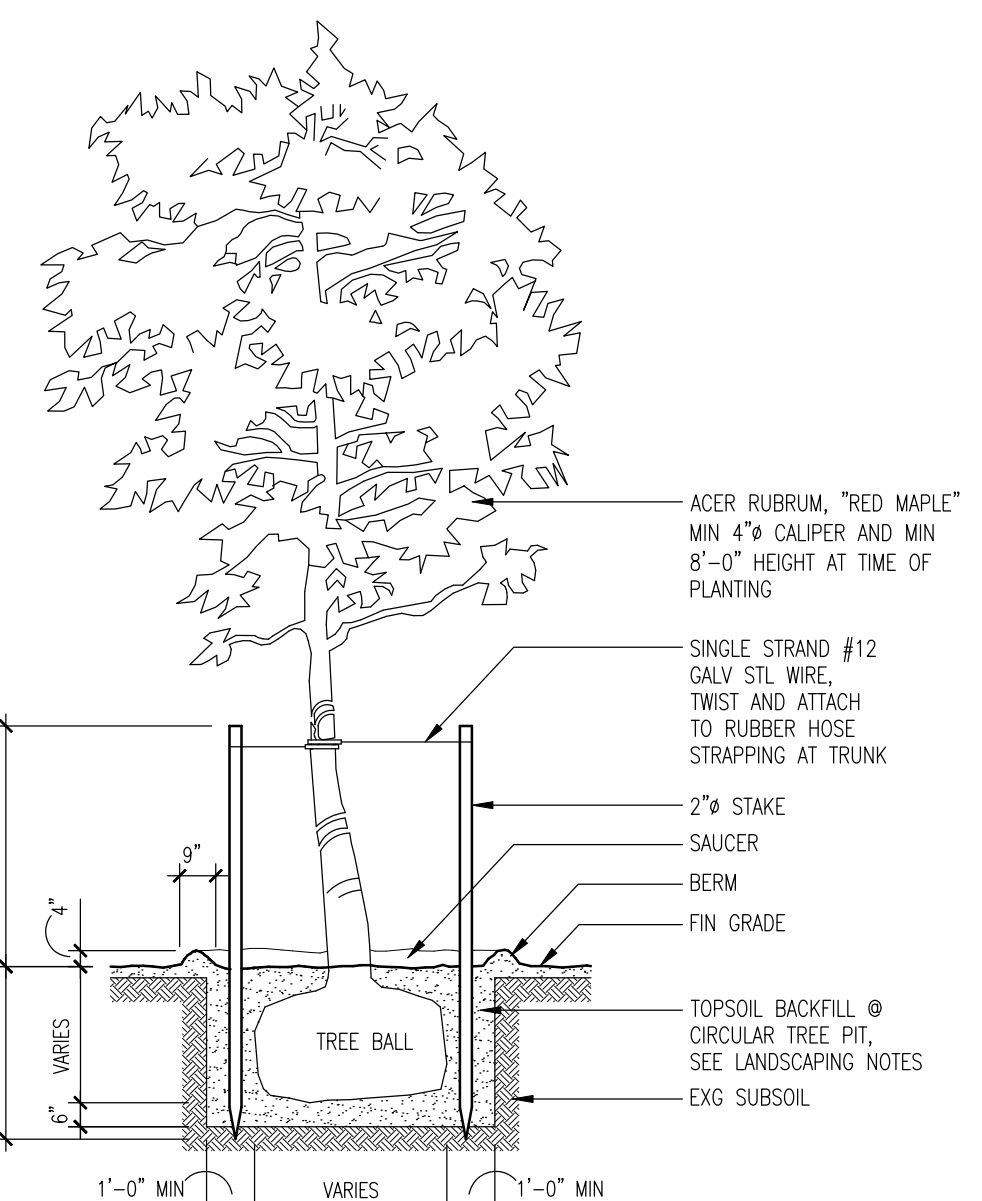
1 KEY MAP
SCALE: NTS



2 TAX MAP
SCALE: 1" = 200'-0"



3 STREET VIEW
SCALE: NTS



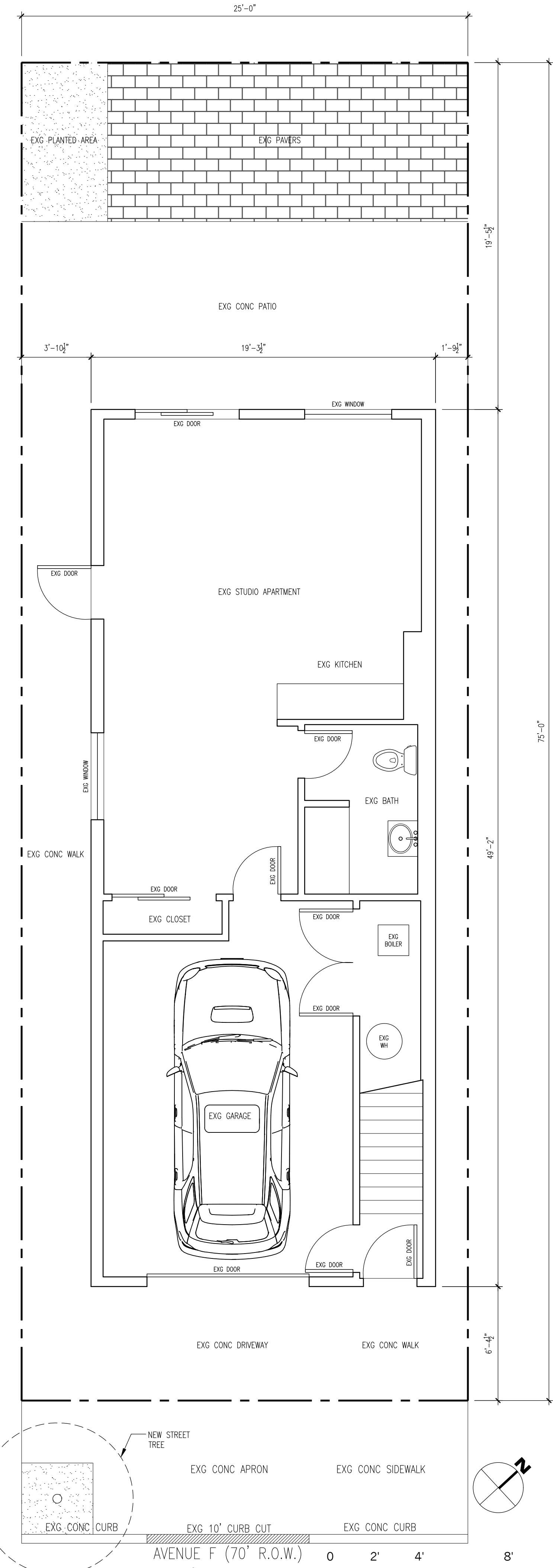
5 TREE STAKING DETAIL
SCALE: 1/4" = 1'-0"

PROJECT SCOPE
CONVERSION FROM 1- TO 2-FAMILY DWELLING.

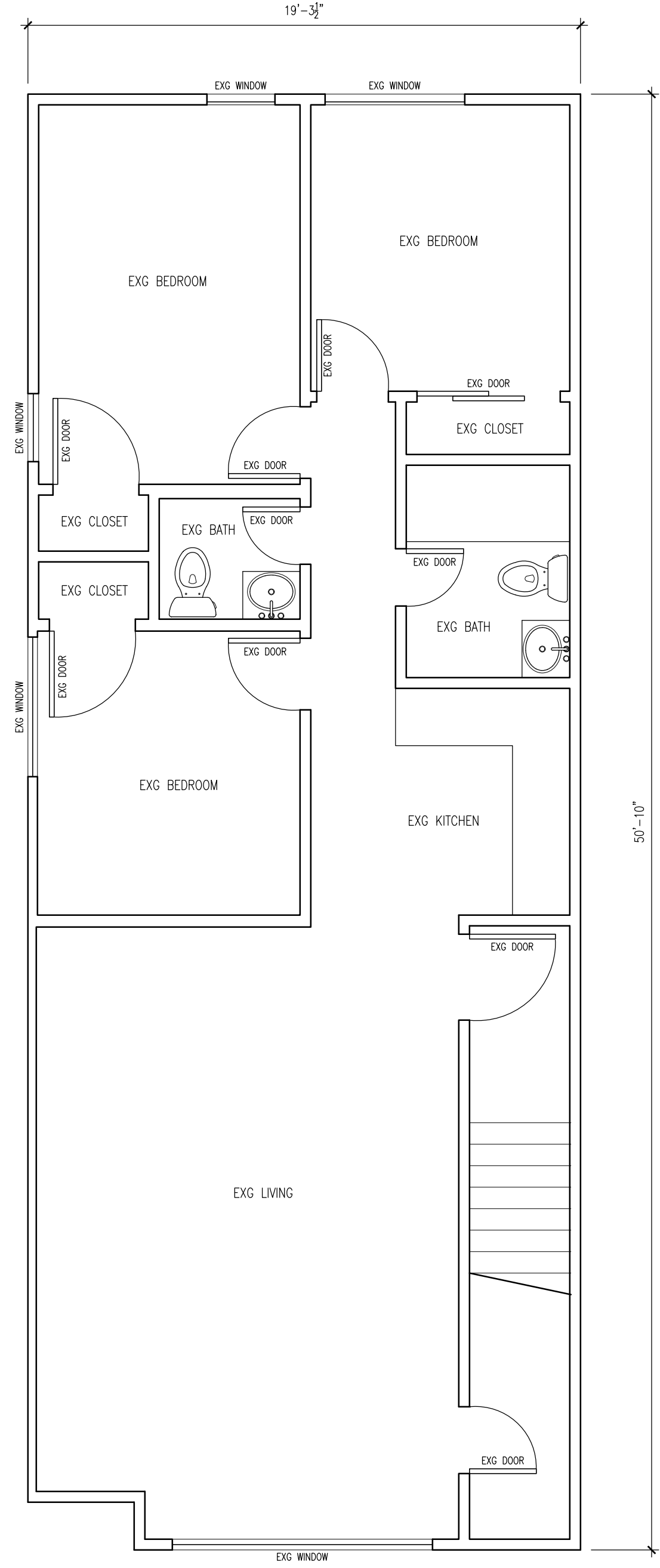
ZONING DATA

ZONE:	R-2
FLOOD ZONE:	NO
PERMITTED USE:	YES
MIN LOT AREA:	3,000 SF
EXISTING LOT AREA:	1,875 SF**
MIN LOT FRONTAGE:	30'-0"
EXISTING LOT FRONTAGE:	25'-0"**
MIN FRONT SETBACK:	20'-0"
EXISTING FRONT SETBACK:	6'-4"**
MIN REAR SETBACK:	20'-0"
EXISTING REAR SETBACK:	19'-6"
MIN SIDE SETBACK:	3'-0"
EXISTING SIDE SETBACK:	1'-10"**
MAX HEIGHT:	35'-0"/2.5 STORIES
EXISTING HEIGHT:	22'-0"/2 STORIES
PARKING SPACES REQUIRED:	3
EXISTING PARKING SPACES:	1*
MAX LOT COVERAGE:	70%
EXISTING LOT COVERAGE:	98%**

*REQUIRED VARIANCE
**VARIANCE FOR EXISTING NONCONFORMITY



6 EXISTING 1ST FLOOR/SITE PLAN
SCALE: 1/4" = 1'-0"



4 EXISTING 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS:

NUMBER:	DATE:	COMMENT:
1	29 AUGUST 2024	ADD STREET TREE, RELABEL STUDIO APARTMENT, ADD CAR AT GARAGE

K+K

SIGNATURE: *Stephen M. Kawalek*
STEPHEN M. KAWALEK, RA, PP

PROJECT NAME:
2-FAMILY CONVERSION

PROJECT ADDRESS:
129 AVENUE F
BAYONNE, NEW JERSEY 07002

OWNER:
LOU CHIORAZZI

DRAWING TITLE:
PLANS, MAPS, IMAGES, DETAILS AND ZONING DATA

PROJECT NUMBER: 2466
SCALE: AS NOTED
DRAWN BY: SMK
CHECKED BY: SMK
ISSUE: FOR REVIEW
DATE: 28 JUNE 2024
SHEET NUMBER: **A.100**