

APPLICANT/OWNER :

ALICIA & DAVID LOSONCZY
115 AVENUE C
BAYONNE, NEW JERSEY 07002

CHAIRPERSON, ZONING BOARD OF ADJUSTMENT

SECRETARY, ZONING BOARD OF ADJUSTMENT

MUNICIPAL ENGINEER

PROPOSED INTERIOR ALTERATION/CHANGE IN USE

115 AVENUE C
BLOCK 353, LOT 25
BAYONNE, NEW JERSEY



Project Title
PROPOSED INTERIOR ALTERATION/CHANGE IN USE
115 AVENUE C, BLOCK 353, LOT 25
BAYONNE, NEW JERSEY

Drawing Title
TITLE AND INFORMATION SHEET

ZONING COMPARISON CHART

• ZONING DISTRICT:	R-2 DETACHED/ ATTACHED RESIDENTIAL DISTRICT
• LOCATION:	115 AVENUE C
• BLOCK:	353
• LOT(S):	25
• LOT AREA:	5,507 SQ. FT.

SITE INFORMATION TABLE

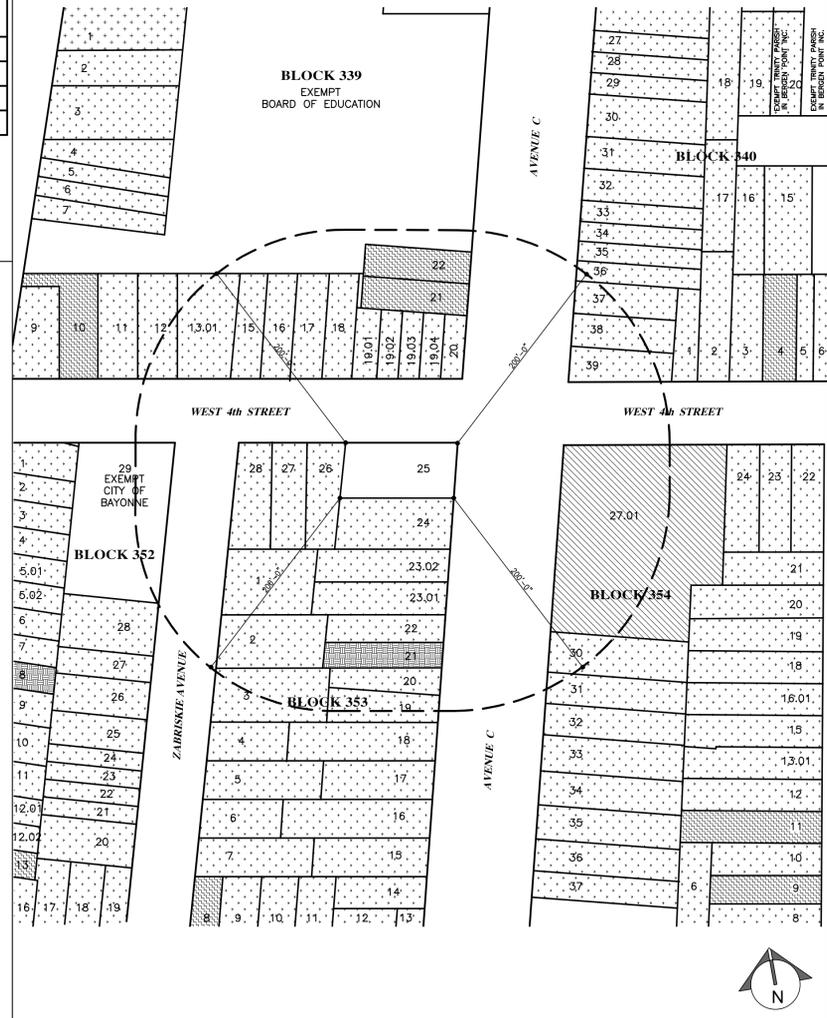
	DESCRIPTION	EXISTING CONDITIONS	ZONE STANDARDS	PROPOSED	VARIANCE REQUIRED
1	USE	DETACHED TWO-FAMILY DWELLING	DETACHED TWO-FAMILY DWELLING	THREE-FAMILY DWELLING	YES
2	LOT DIMENSIONS FRONTAGE/ WIDTH FRONT YARD REAR YARD SIDE YARD LOT SIZE	52 FEET 17.34 FEET 33.5 FEET 7.69 FEET AND 11.35 FEET 5,507 SQ. FT.	40 FEET 20 FEET 20 FEET 3 FEET AND 3 FEET 4,000 SQ. FT.	52 FEET 17.34 FEET 33.5 FEET 7.69 FEET AND 11.35 FEET 4,000 SQ. FT.	NO NO (PRE-EXISTING) NO NO NO
3	HEIGHT	37.6 FEET / 3 STORIES	35 FEET / 2-1/2 STORIES	35 FEET / 2-1/2 STORIES	NO (PRE-EXISTING)
4	LOT COVERAGE	62.2%	70%	62.2%	NO (PRE-EXISTING)
5	PARKING	2	4 SPACES	2 SPACES	YES
6	CURB CUT	10 FEET	10 FEET	10 FEET	NO

LIST OF DRAWINGS

T0.1	TITLE AND INFORMATION
C1.1	SITE PLANS
A1.1	EXISTING AND PROPOSED FLOOR PLANS



B KEY MAP
1" = 2000'-0"



C 200 FOOT RADIUS MAP
1" = 80'-0"

SITE LEGEND LAND USES

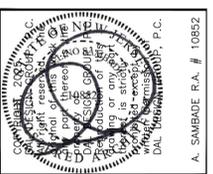
- USE GROUP - RESIDENTIAL USE
- USE GROUP - MULTI-FAMILY
- USE GROUP - VACANT
- USE GROUP - COMMERCIAL
- USE GROUP - COMMERCIAL / RESIDENTIAL
- USE GROUP - CHURCH

A AERIAL PHOTOGRAPH
N.T.S.

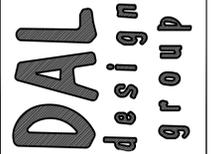


D VIEW FROM AVENUE C
N.T.S.

Date	Scale	Drawn	Checked	Project
OCTOBER 30, 2025	AS NOTED	INDO	CP/AS	202501-SPP

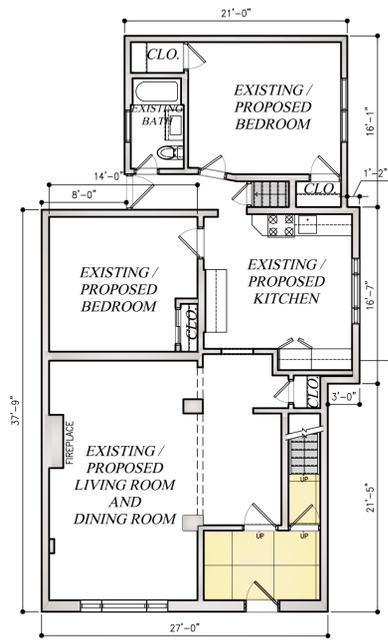


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TEL (201)823-0779



Drawing No.
T0.1

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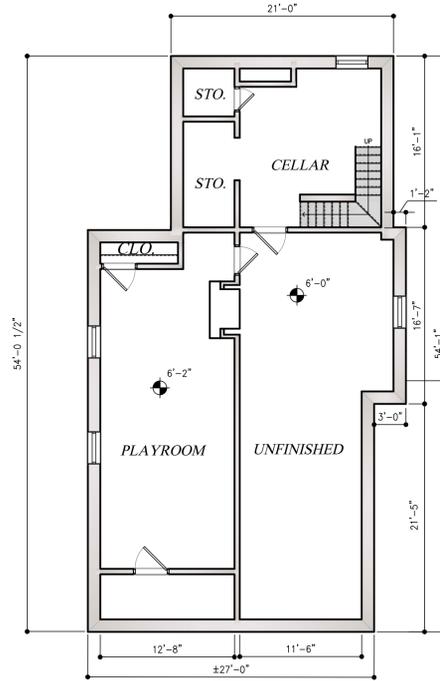
NO CHANGES PROPOSED

EXISTING WALLS TO REMAIN

EXISTING / PROPOSED APARTMENT #1

GROSS FLOOR AREA = 1,412 SF.

FIRST FLOOR

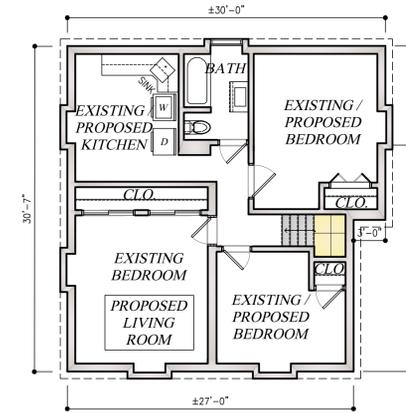


EXISTING WALLS TO REMAIN

EXISTING / PROPOSED APARTMENT #1

GROSS FLOOR AREA = 1,412 SF.

BASEMENT



EXISTING WALLS TO REMAIN, TYP

NO CHANGES PROPOSED

EXISTING APARTMENT #2 PROPOSED APARTMENT #3

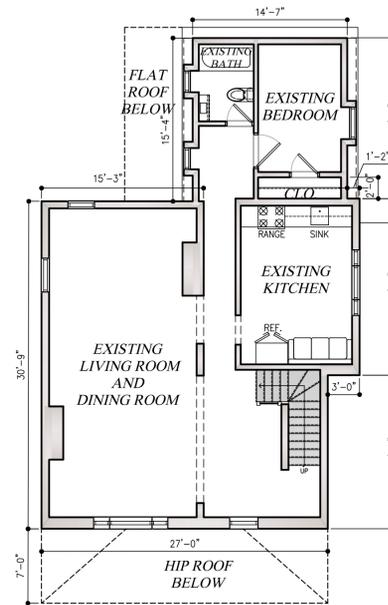
GROSS FLOOR AREA = 891 SF.

THIRD FLOOR



A EXISTING TO REMAIN

1/8" = 1'-0"

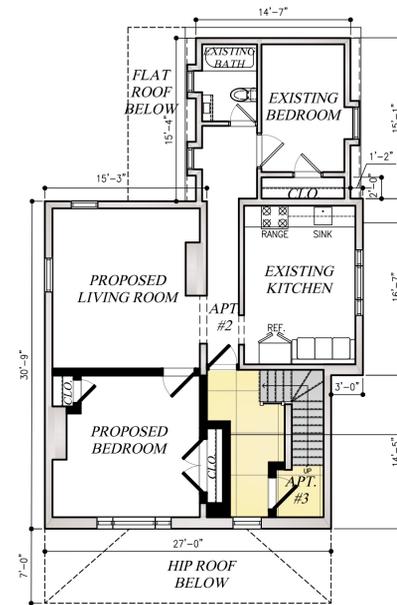


EXISTING WALLS TO REMAIN, TYP

EXISTING APARTMENT #2

GROSS FLOOR AREA = 1,112 SF.

EXISTING



EXISTING WALLS TO REMAIN, TYP

PROPOSED WALLS AND DOORS

PROPOSED APARTMENT #2 AND #3

GROSS FLOOR AREA = 1,112 SF.

PROPOSED



B PROPOSED SCOPE OF WORK - SECOND FLOOR

1/8" = 1'-0"



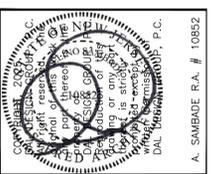
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PROJECT TITLE
PROPOSED INTERIOR ALTERATION/CHANGE IN USE
 115 AVENUE C, BLOCK 353, LOT 25 BAYONNE, NEW JERSEY

DRAWING TITLE
EXISTING / PROPOSED FLOOR PLANS

No.	Date	Revision
1	1/22/26	GENERAL REVISION

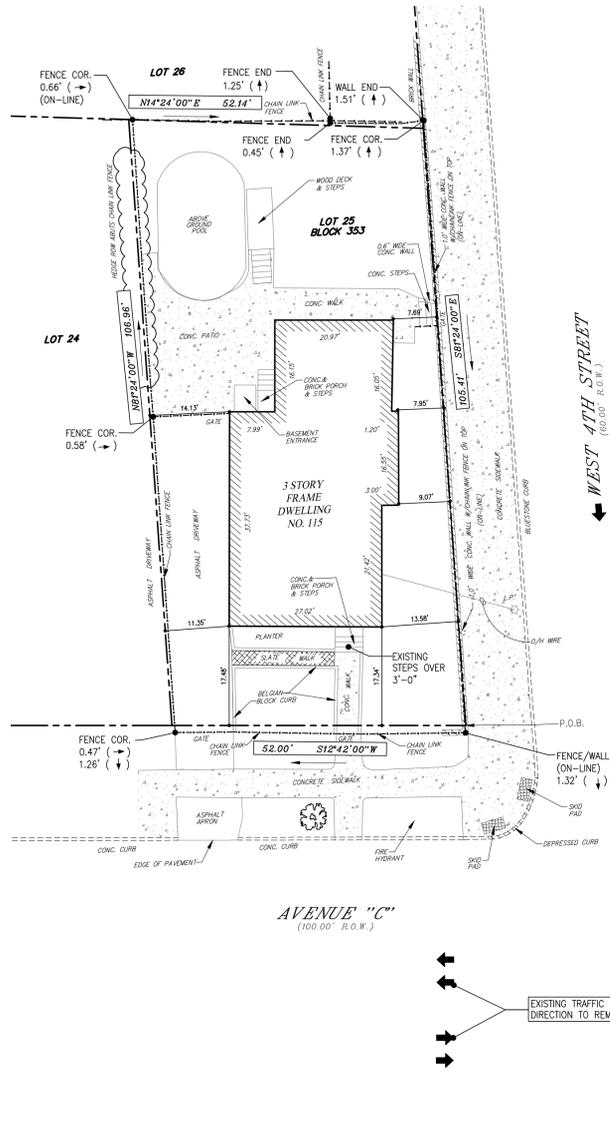
Date	OCTOBER 30, 2025
Scale	AS NOTED
Drawn	INDO
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Project	202501-SPP



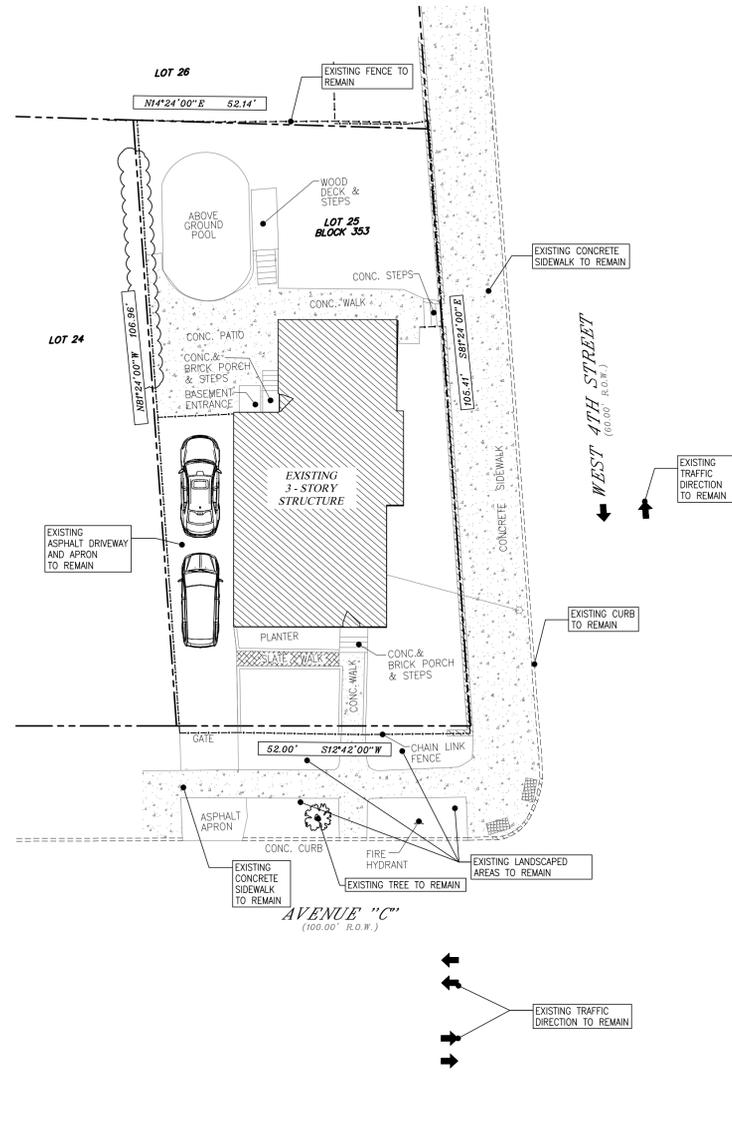
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Drawing No. **A1.1**



NOTE:
THIS IS NOT A LEGAL SURVEY.
INFORMATION BASED ON
TOPOGRAPHICAL AND BOUNDARY
SURVEY PERFORMED BY:
HERBERT G. McDONALD
PROFESSIONAL LAND SURVEYOR
NJ LICENSE NUMBER: 34030
PROFESSIONAL PLANNER
NJ LICENSE NUMBER: 4219
115 AVENUE C, LOT 25,
BLOCK 353
DATED: MARCH 17, 2025.
REVISED: OCTOBER 23, 2025



A EXISTING CONDITIONS - SITE LAYOUT
1" = 10'-0"

B PROPOSED SITE IMPROVEMENT PLAN
1" = 10'-0"



1 SOUTH SIDE VIEW
N.T.S.



2 NORTH SIDE VIEW
N.T.S.



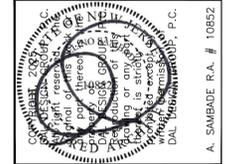
3 REAR VIEW
N.T.S.

Project Title
**PROPOSED INTERIOR
ALTERATION/CHANGE
IN USE**
115 AVENUE C, BLOCK 353, LOT 25
BAYONNE, NEW JERSEY

Drawing Title
**SITE
PLANS**

No.	Date	Revision

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