

271 BROADWAY, BAYONNE, NEW JERSEY

BLOCK 267 | LOT 23

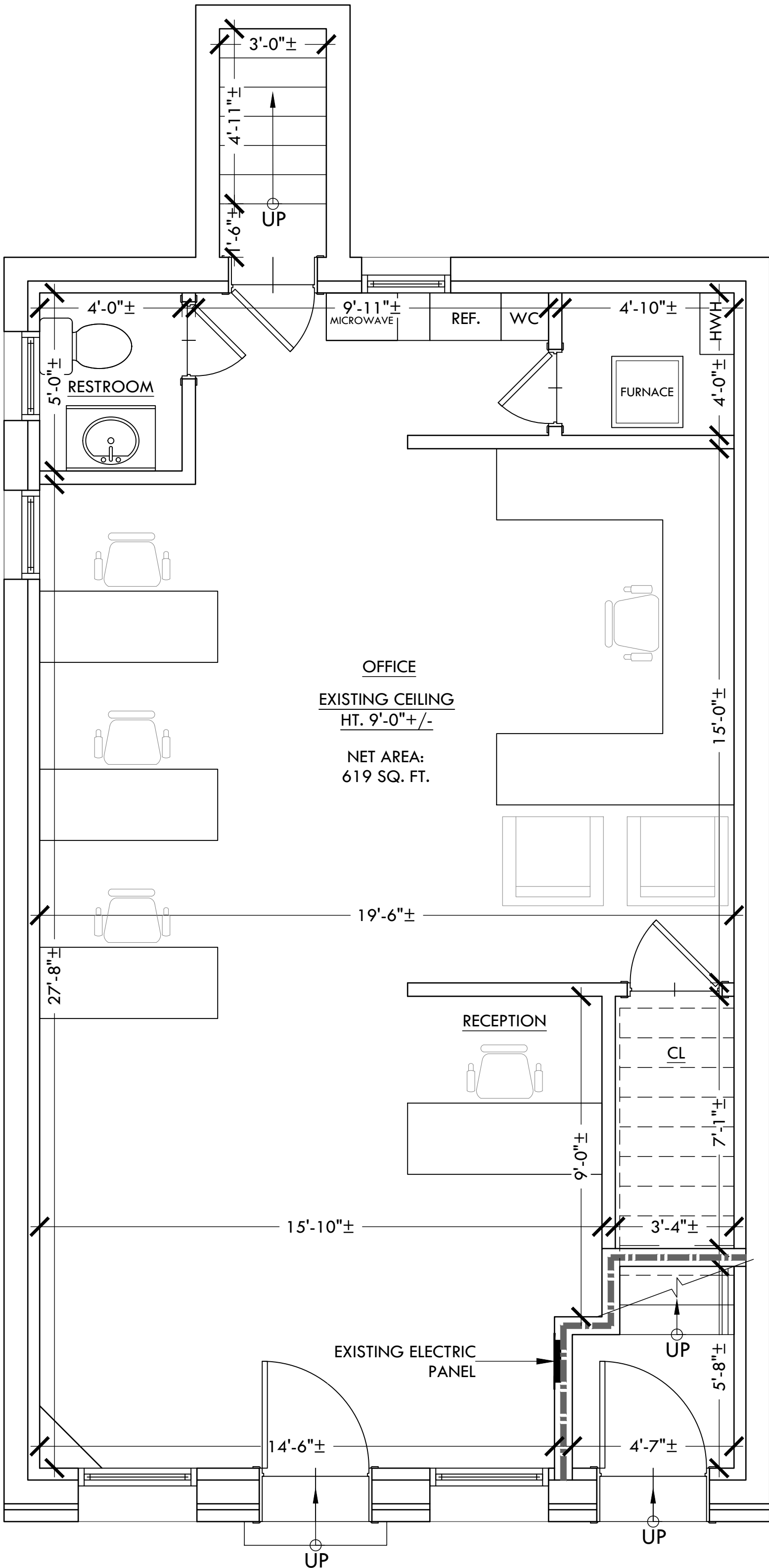
LIST OF DRAWINGS	
Sheet Number	Sheet Title
A1.1	ZONING TABLE, IMAGES, & EXISTING FLOOR PLAN

SCOPE OF WORK

THESE DRAWINGS REPRESENT THE EXISTING CONDITIONS OF THE AS-BUILT OFFICE.



EXISTING PHOTOGRAPH



EXISTING FLOOR PLAN

SCALE: 3/8" = 1'-0"

PROPOSED OFFICE USE - THE CITY OF BAYONNE

ZONING TABLE OF BULK REQUIREMENTS

OFFICE/RETAIL SERVICE DISTRICT (BROADWAY CORRIDOR) - ORS

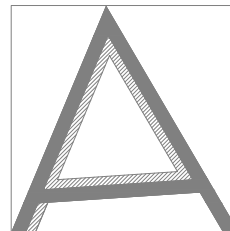
271 BROADWAY (BLOCK 267, LOT 23)

Existing Use: Retail (Barber)					
Proposed Use: Office (Mortgage Broker)					
Bayonne Zoning Ordinance					
ZONING REGULATION:	REQUIRED / PERMITTED	EXISTING [NOTE 1]	PROPOSED	STATUS	CODE REFERENCE
Permitted Principal Uses	Professional and business offices, government offices, retail commercial uses, essential services	Retail (Barber)	Business Office	V [D(1)]	BZO § 35-5.12.a
Required Accessory Use: Parking	Required 1 space per 400 square feet (2 spaces required for approx 653 s.f. of office use)	None	None	V	BZO § 35-5.12.b BZO § 35-17.6
Required Accessory Use: Loading	Each lot on which a building for nonresidential use is hereafter erected or substantially altered shall make provision for loading and unloading.	None	No Change	C	BZO § 35-17.8
Permitted Accessory Uses	Fences and signs		Sign	C	BZO § 35-5.12.c
Conditional Uses	Places of worship, nursery schools/day care centers, mixed use commercial development		N/A	C	BZO § 35-5.12.d
Minimum Lot Size	No requirements	Approx. 2,648.5 s.f	No Change	C	BZO § 35-5.12.e.1
Minimum Lot Width	35 feet	Approx. 24.4 feet	No Change	EC	BZO § 35-5.12.e.2
Front Yard Setback	No requirements	Approx. 0 feet	No Change	C	BZO § 35-5.12.e.3
Minimum Rear Yard Setback	20 feet	Approx. 68 feet	No Change	C	BZO § 35-5.12.e.4
Minimum Side Yard Setback	0 feet	Approx. 0 feet	No Change	C	BZO § 35-5.12.e.5
Maximum Building Height: Feet/Stories	35 feet/ 3 stories	Approx. 30 feet/3 stories	No Change	C	BZO § 35-5.12.e.6
Maximum Lot Coverage	70%	Approx. 37.5%	No Change	C	BZO § 35-5.12.e.7
Maximum FAR	2.8	Approx. 1.12	No Change	C	BZO § 35-5.12.e.8
Abbreviations:					
C - Complies/Conforms to specified code					
EC - Existing Condition is Considered Conforming					
V - Variance from Municipal Ordinance Required					
N/A - Not applicable					
TBD - To Be Determined					
Notes					
1. Existing conditions calculations are based off tax map and available aerial images from nearmap					

Prepared by: Dresdner Robin

NOTES

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NO.	DESCRIPTION	DATE
 AAVART PATEL INC., AIA, LEED AP® BD+C 2 BRANDYWINE CT, RANDOLPH, NJ 07069 973.220.9533 AAVART@GMAIL.COM NJ LICENSE # 21AIO2047600		
		
PROJECT TITLE		
BLOCK 267 LOT 23 271 BROADWAY, BAYONNE, NJ ----		

DRAWING TITLE	
ZONING TABLE, IMAGES, & EXISTING FLOOR PLAN	

DATE	8/6/26	DRAWING NUMBER	
SCALE	AS NOTED	A1.1	
DRAWN	ML		
CHECKED	AP	PROJECT NUMBER	2026056.00