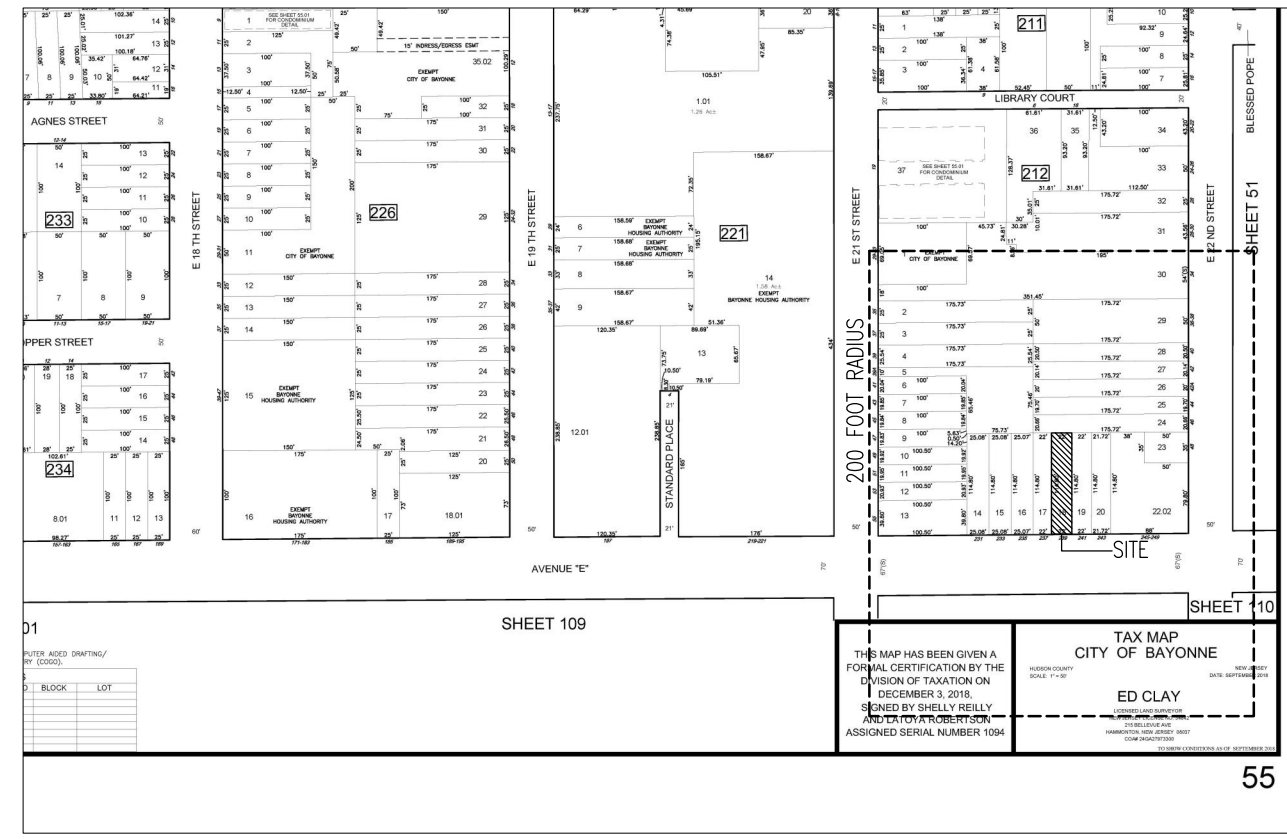


**1 KEY MAP**  
SCALE: NTS

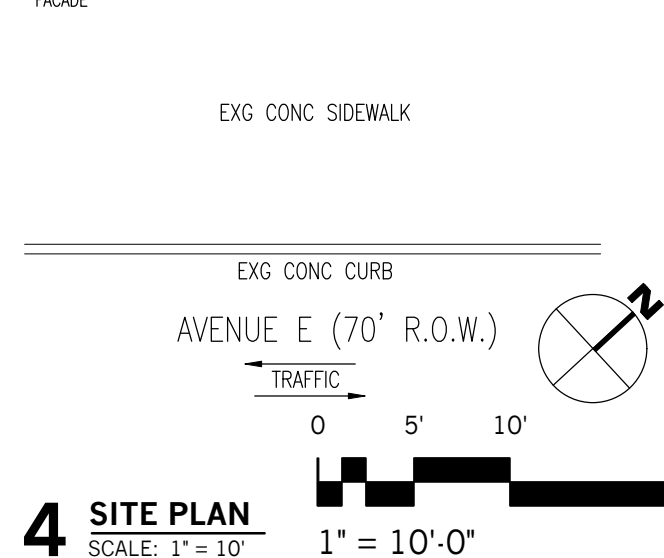
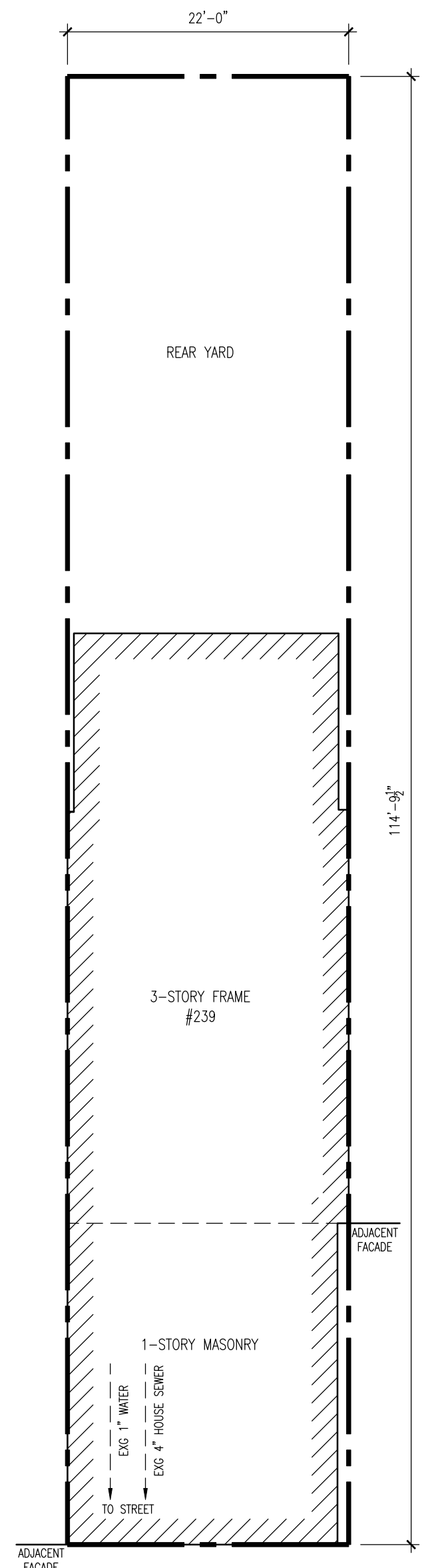


**2 TAX MAP**  
SCALE: 1" = 200'

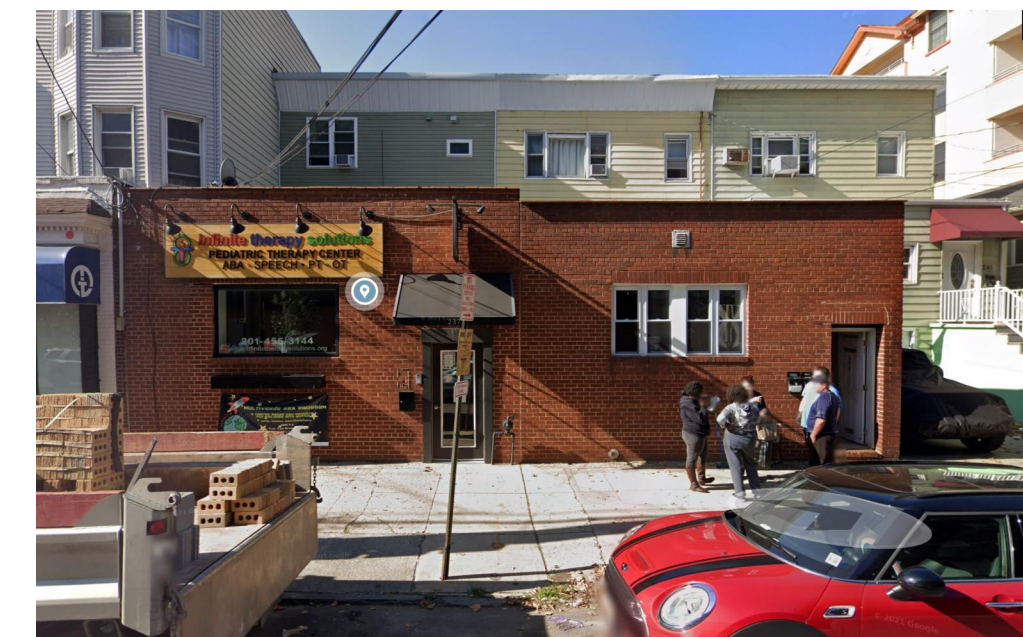
**NEW DWELLING UNIT**

FOR AVIGDOR KLEIN  
5308 13TH AVENUE, SUITE 518, BROOKLYN, NY 11219  
SUBJECT PROPERTY:  
239 AVENUE E, BAYONNE, NJ 07002

DRAWING INDEX  
A.001 PLANS, MAPS, IMAGES, DETAILS AND ZONING DATA



**4 SITE PLAN**  
SCALE: 1" = 10'-0"



**3 STREET VIEW**  
SCALE: NTS

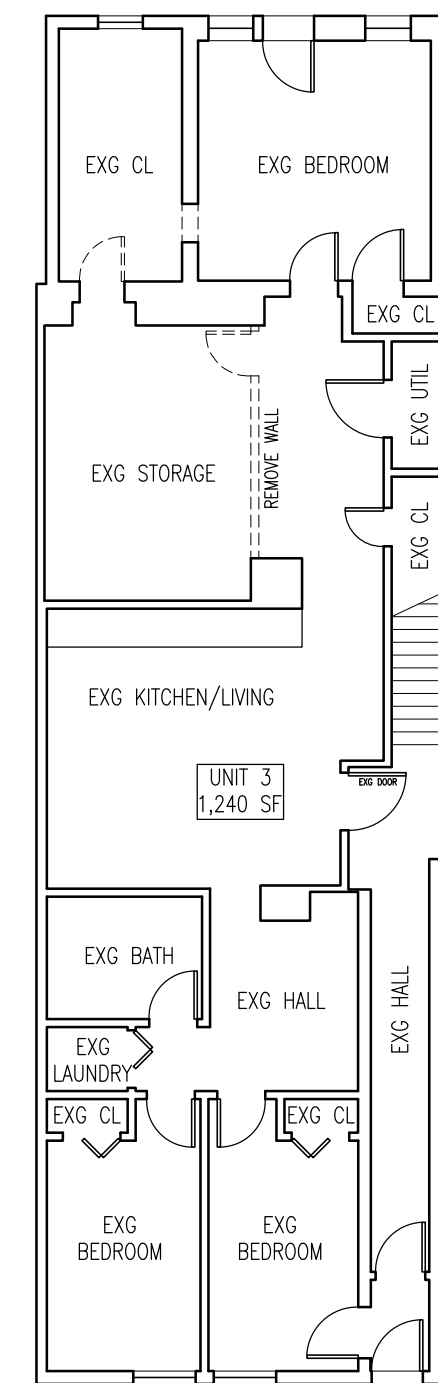
**PROJECT SCOPE**

LEGALIZE EXISTING GROUND FLOOR DWELLING UNIT.

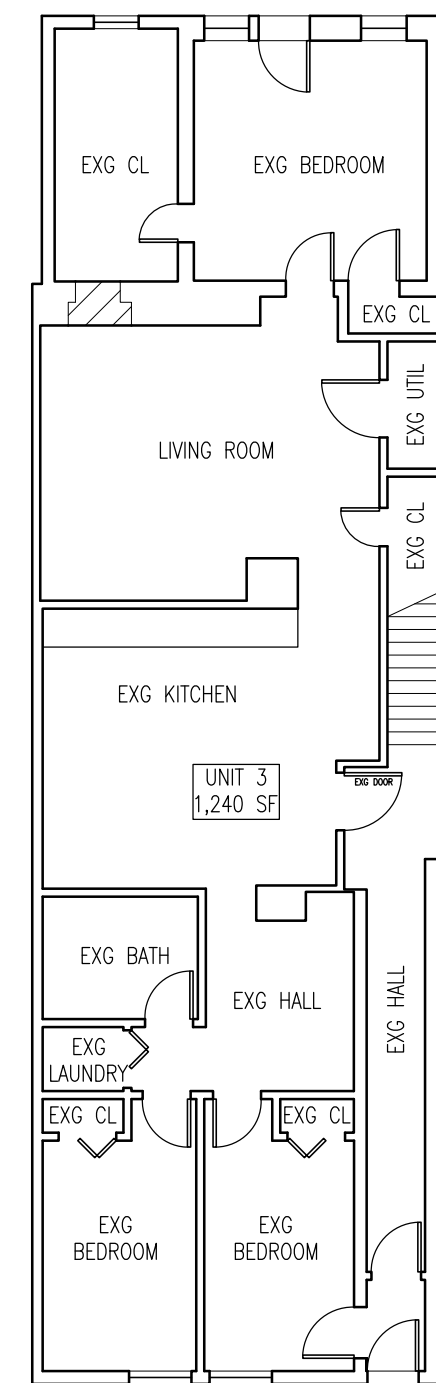
**ZONING DATA**

ZONE:	T00
FLOOD ZONE:	NO
PERMITTED USE:	YES
MIN LOT AREA:	30,000 SF
EXISTING LOT AREA:	2,526 SF**
MIN LOT FRONTAGE:	150 SF
EXISTING LOT FRONTAGE:	22'-0"*
MIN FRONT SETBACK:	30'-0"
EXISTING FRONT SETBACK:	0'-0"*
MIN REAR SETBACK:	20'-0"
EXISTING REAR SETBACK:	43'-7"
MIN SIDE SETBACK:	NA
EXISTING SIDE SETBACK:	0'-0"
MAX HEIGHT:	55'-0"/5 STORIES
EXISTING HEIGHT:	32'-0"/3 STORIES
PARKING SPACES REQUIRED:	5
EXISTING PARKING SPACES:	0*
MAX LOT COVERAGE:	70%
EXISTING LOT COVERAGE:	62%

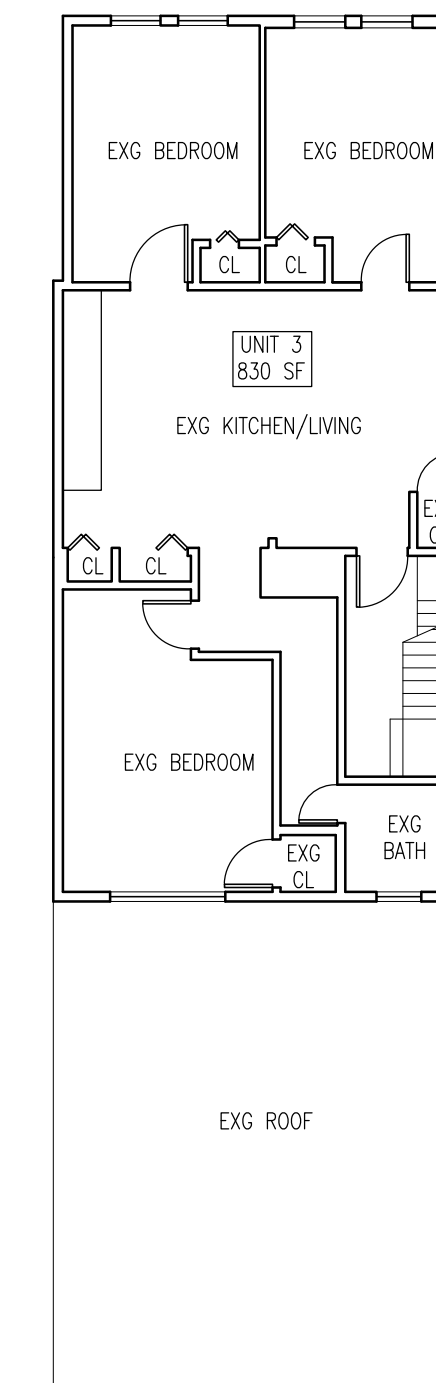
\*REQUIRED VARIANCE  
\*\*VARIANCE FOR EXISTING NONCONFORMITY



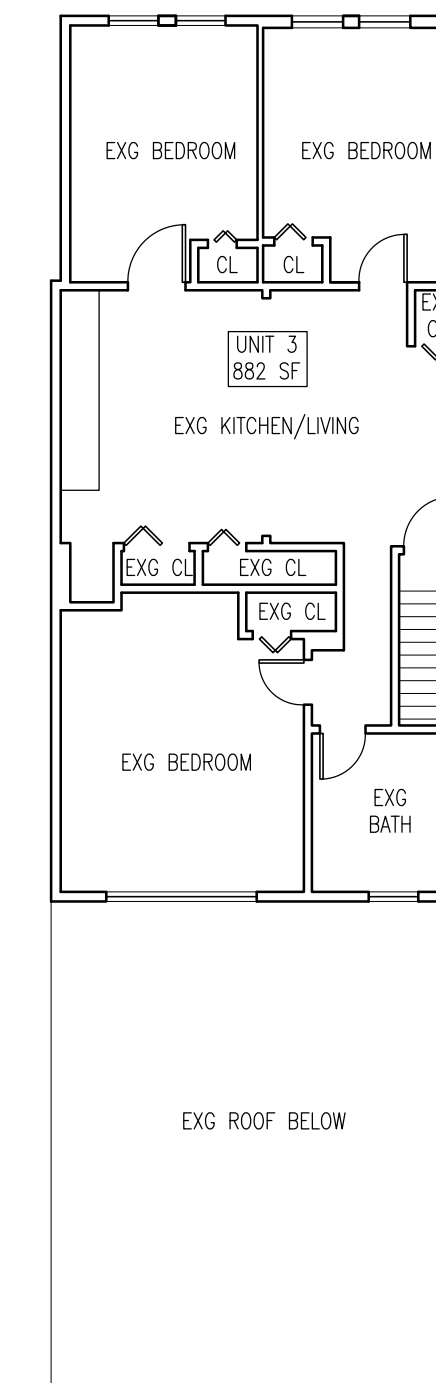
**5 EXISTING GROUND FLOOR PLAN**  
SCALE: 1" = 10'



**6 PROPOSED GROUND FLOOR PLAN**  
SCALE: 1" = 10'



**7 EXISTING 1ST FLOOR PLAN**  
SCALE: 1" = 10'



**8 EXISTING 2ND FLOOR PLAN**  
SCALE: 1" = 10'

**1 TRASH AND RECYCLING NOTE**  
TENANTS KEEP TRASH AND RECYCLING IN INDIVIDUAL DWELLING UNITS AND BRING IT TO THE CURB FOR PICKUP ACCORDING TO THE MUNICIPAL COLLECTION SCHEDULE.

**REVISIONS:**

NUMBER:	DATE:	COMMENT:
1	17 JULY 2024	PLAN REVIEW COMMENTS

SEAL:

**K+K**

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

PROJECT NAME:  
**NEW DWELLING UNIT**

PROJECT ADDRESS:  
239 AVENUE E  
BAYONNE, NEW JERSEY 07002

OWNER:  
AVIGDOR KLEIN  
5308 13TH AVENUE, SUITE 518  
BROOKLYN, NY 11219

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

PROJECT NUMBER: 2373  
SCALE: AS NOTED  
DRAWN BY: SMK  
CHECKED BY: SMK  
ISSUE: FOR REVIEW  
DATE: 5 DECEMBER 2023

SHEET NUMBER: **A.100**