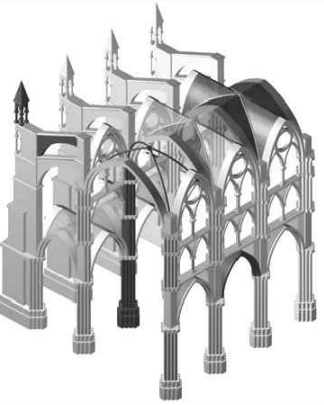


Owner: Ramon Leon

Address: 9 Ridgley Place
Weehawken, NJ 07086



Project Description:

New Proposed Parking Space and Curb-Cut.

Schedule of District Regulations & Analysis

9 Ridgley Place Weehawken, N.J.		Block: 32 Lots: 4	
BUILDING USE:		Exist Use: Residential- 4 Family Prop. Use: No Change	
DISTRICT:		R-4: Multy-Family Residence	
ITEM	REQUIRED	EXIST	PROPOSED
LOT AREA	4,356 SF.	5,400 SF.	NO CHANGE
LOT WIDTH	50 FT.	25 FT.	NO CHANGE
LOT DEPTH	87.12 FT.	100 FT.	NO CHANGE
FRONT YARD	Avg. of Exist. Bldg. same side of street 20' max, 10' min.	10.5 FT.	16.0 FT.
SIDE YARD	Bldg. Height 3.5' Min. if any (1,2)	0.0 FT.	NO CHANGE
REAR YARD	20 FT.	30.58 FT.	NO CHANGE
MAX COVERAGE	40% Excl. Garage 55% Incl. Garage	58.64%	69.30%
MAX STORIES	4	2	NO CHANGE
MAX HEIGHT	40 FT.	27 FT.	NO CHANGE
MAX Density	40 Units/Acre 1089 sf. min per units	2	NO CHANGE
PARKING* (see below)	6.0	0	1

*PARKING REQUIREMENTS
Four Family Detached = (4) 1 Bedrooms @ 1.5 spaces per unit
Total = 6.0 Spaces Required
as per Residential Site Improvement Standards

Issued for Zoning Review 06-12-2020

ORESTES VALELLA, AIA PC.
architect

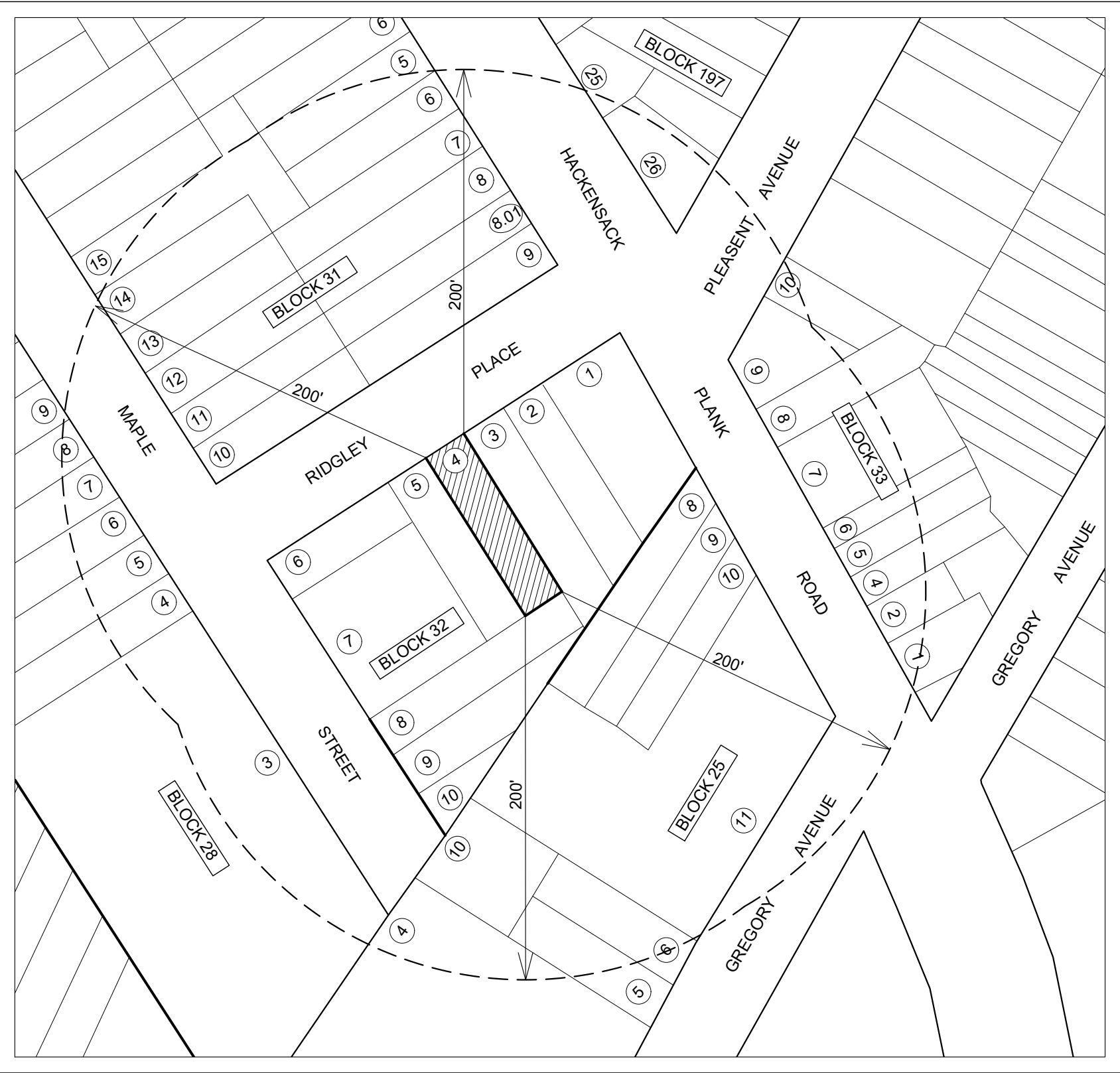
5809 Madison Street, 2nd Floor
West New York, NJ 07093
(201)223-7890 fax(201)223-9654
E-mail OVArchitect@gmail.com

dwg title
New Parking Space @:
9 Ridgley Place
Weehawken, New Jersey
Block:
Lot:

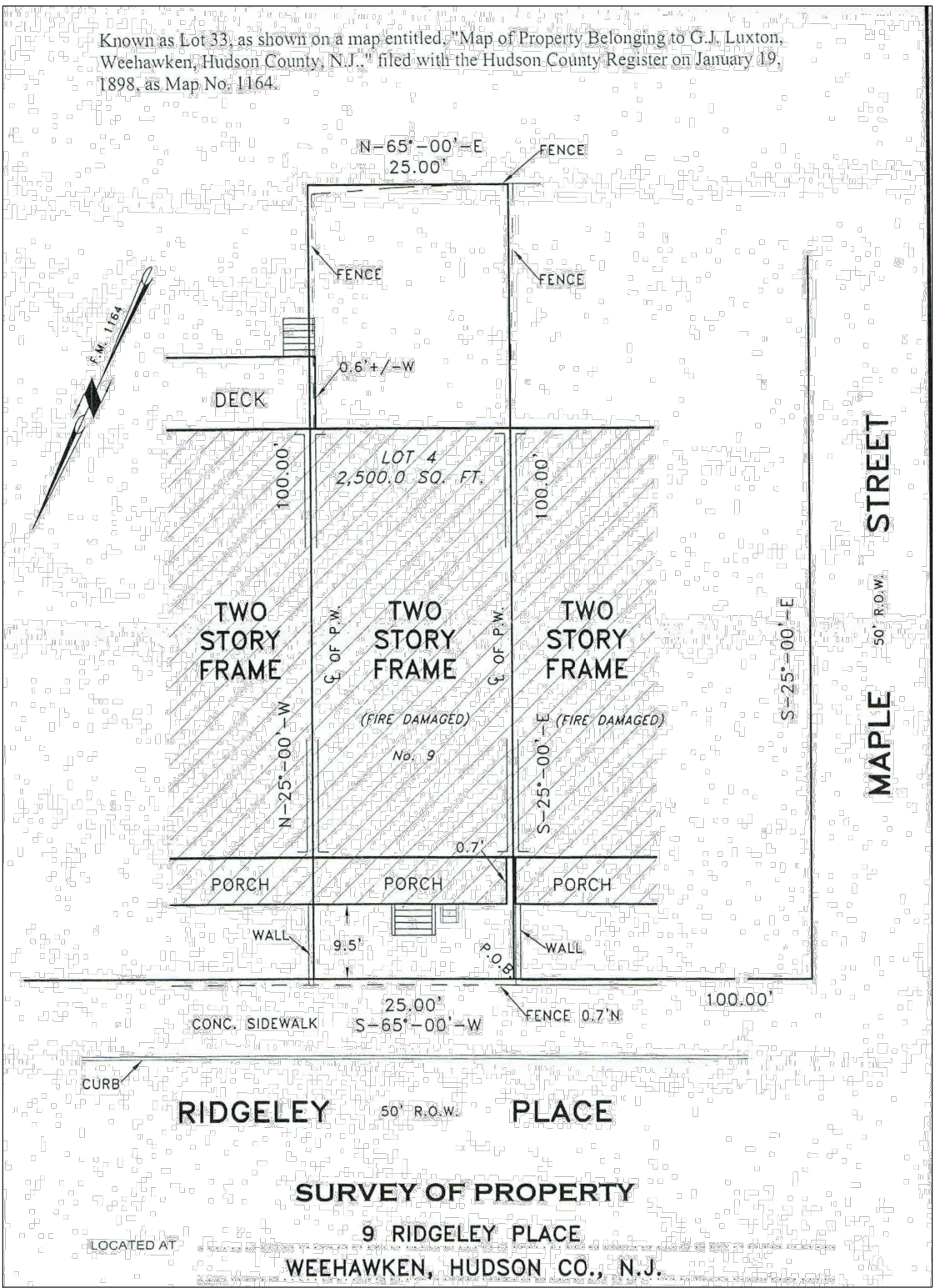
Site Plans
date January 30, 2020
scale As noted
dwg. No.

Not valid unless Sealed
N.J. Registration No.
AI 10810

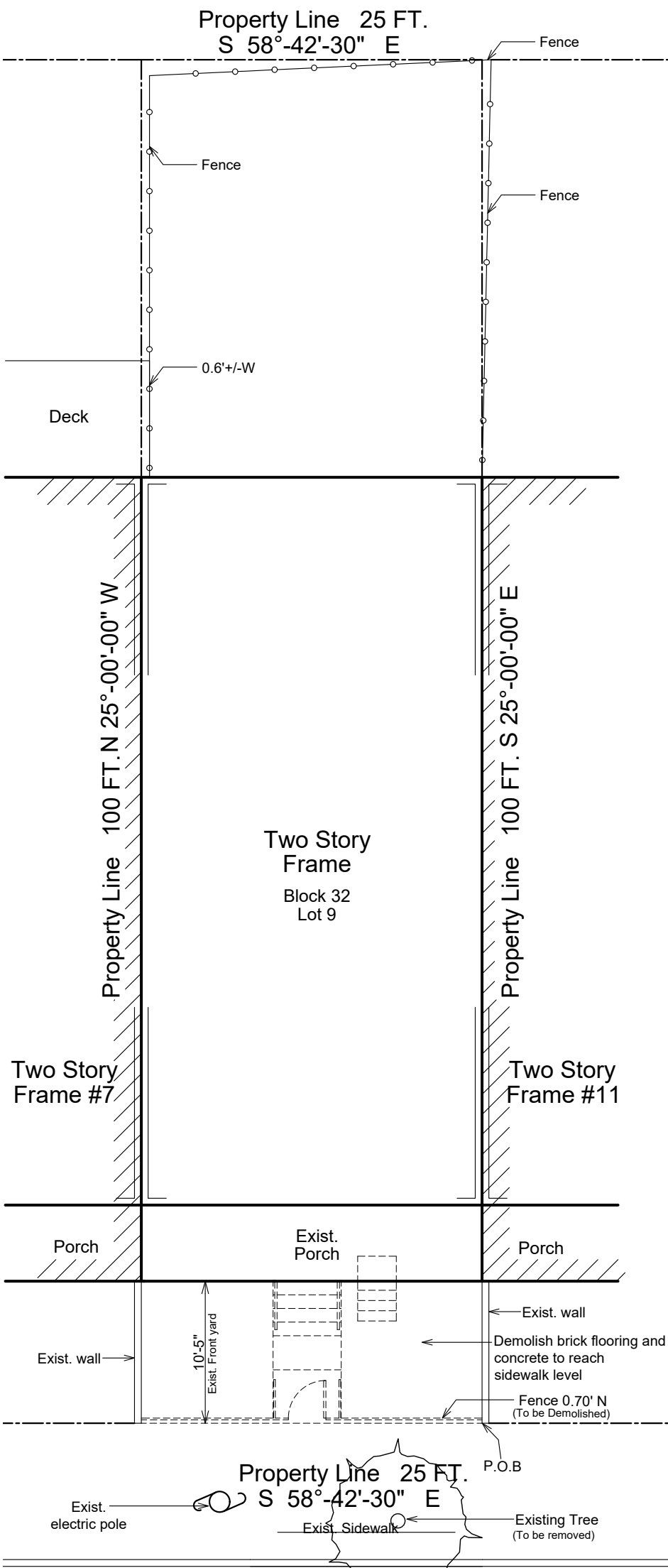
V-1
OF
2



1 200' Context Plan- taken from Weehawken Tax Map
scale: 1"= 70'-0"
0' 35' 70' 140' 210'
Graphic Scale



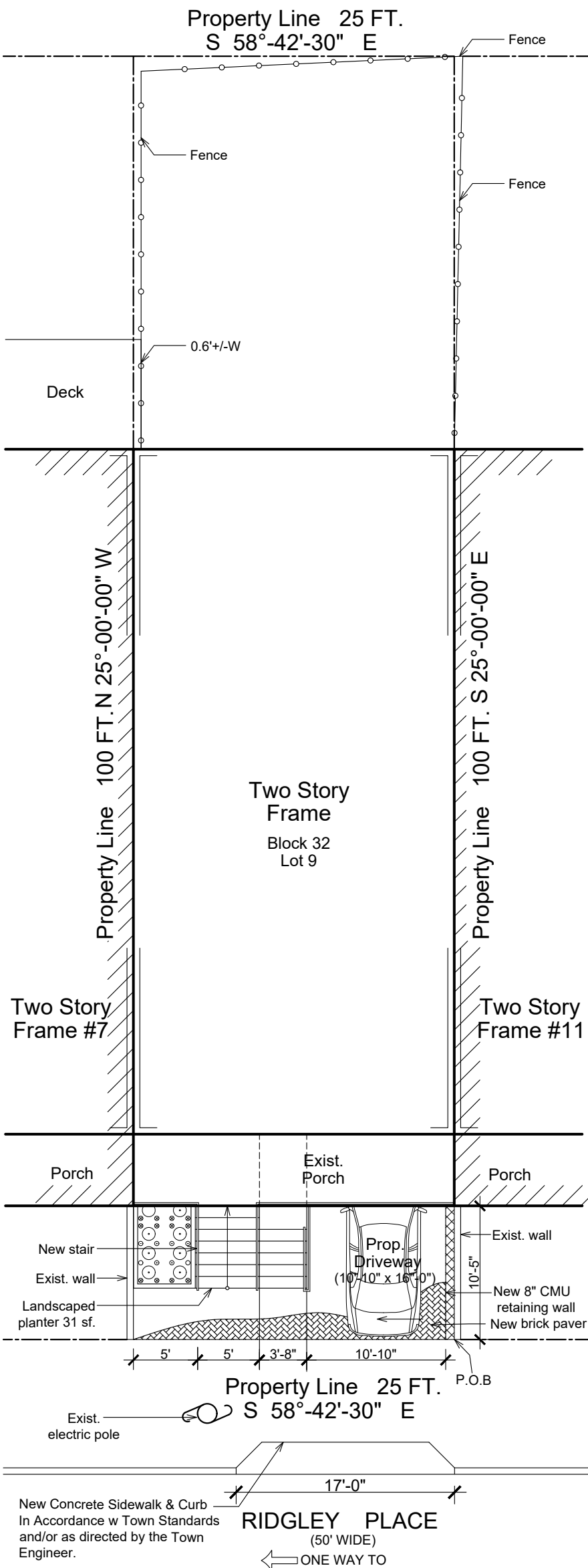
2 Survey
scale: 1"= 20'-0"
0' 10' 20' 40' 60'
Graphic Scale



3 Existing Site Plan
scale: 1"= 10'-0"
0' 5' 10' 20' 30'
Graphic Scale

The Township of Weehawken Joint Planning/Zoning Board approved this site plan by memorializing resolution at its regular meeting on January 30, 2020. Please see affixed resolution for any additional conditions of a approval set by the Board.

Board Engineer	Date
Board Chairman	Date
Board Secretary	Date



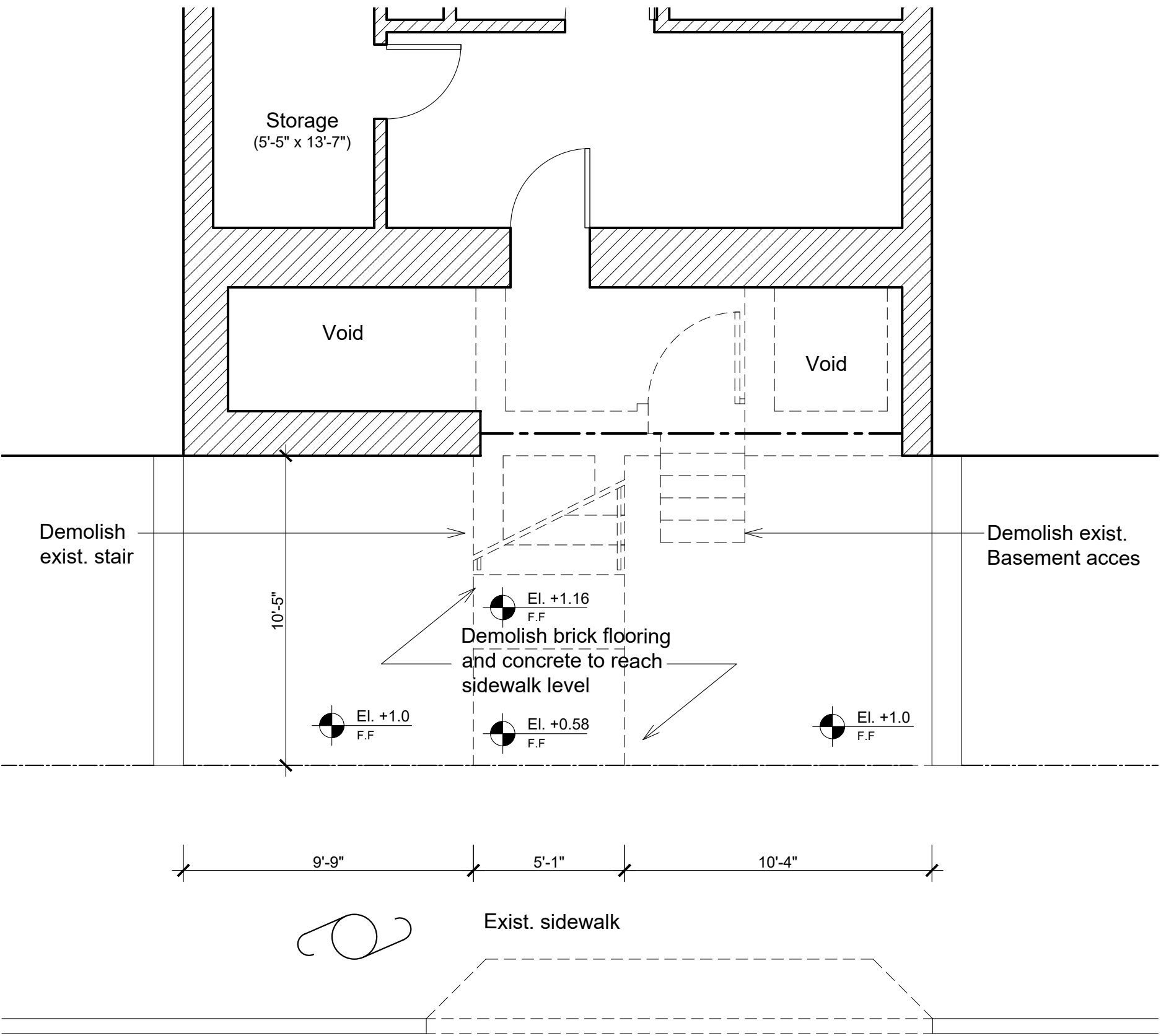
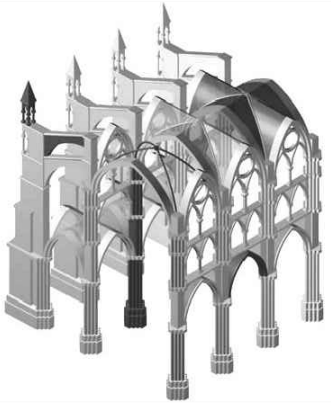
4 Proposed Site Plan
scale: 1"= 10'-0"
0' 5' 10' 20' 30'
Graphic Scale

List of Drawings	Date Last Issued
V-1 Site Plans	Jan. 30, 2020
V-2 Floor Plans & Section	Jan. 30, 2020

Date Issued *
Issued for Zoning Review: January. 30, 2020

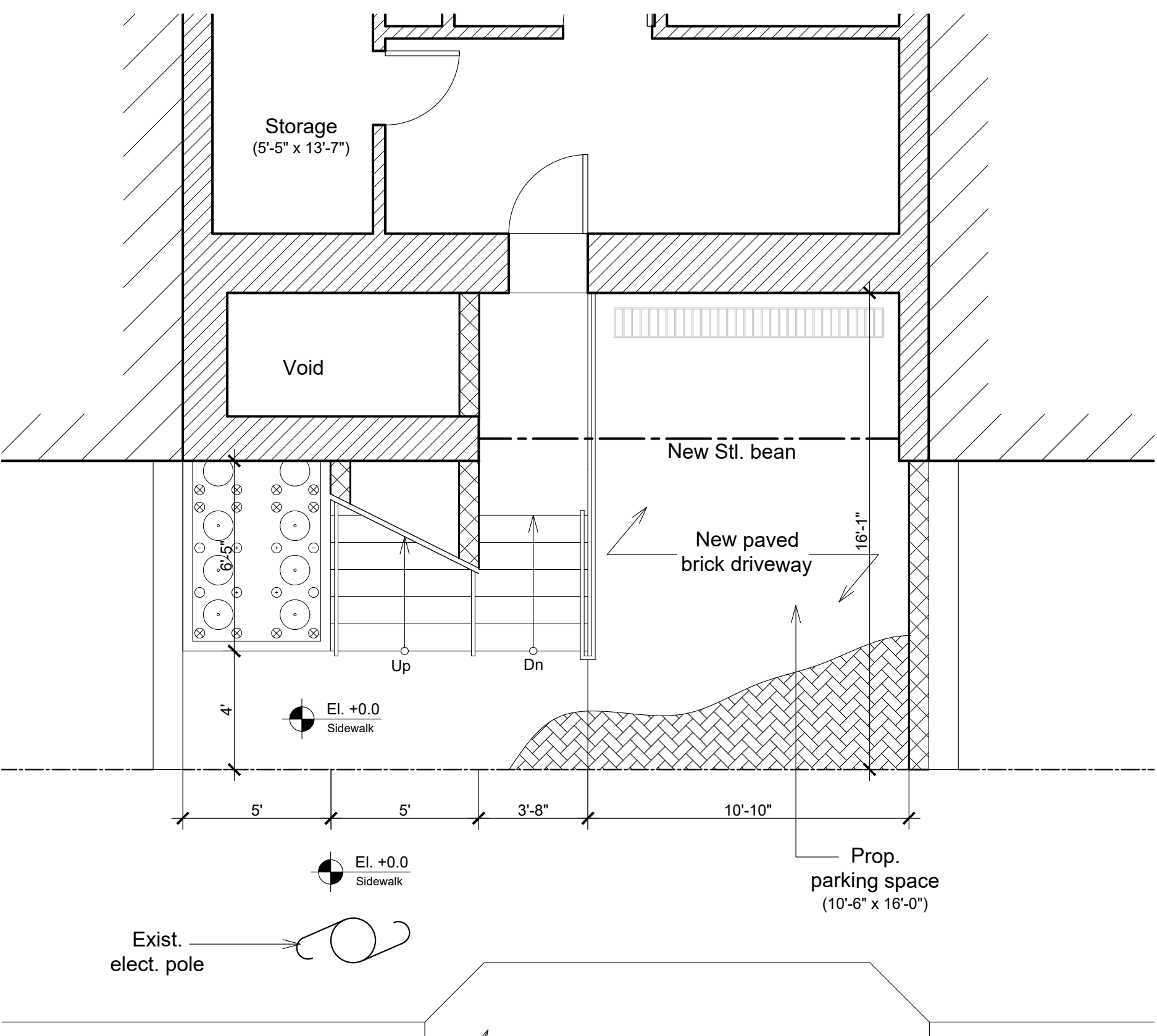
Owner: Ramon Leon

Address: 9 Ridgley Place
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RIDGLEY PLACE
(50' WIDE)

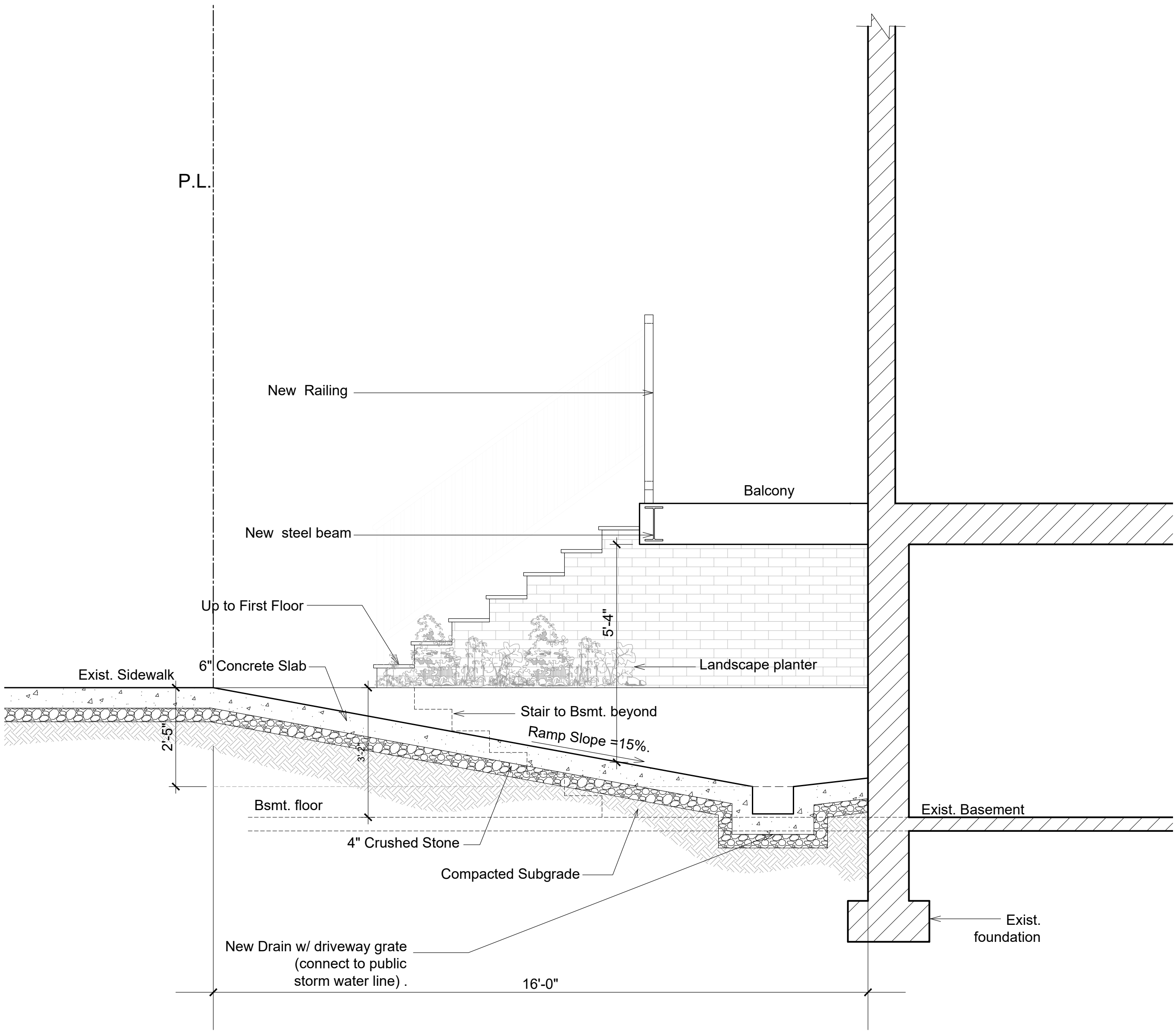
1 Partial Exist./Demo Basement Plan
scale: 1/4"= 1'-0"
Graphic Scale



New Concrete Sidewalk & Curb
In Accordance w Town Standards
and/or as directed by the Town Engineer.

RIDGLEY PLACE
(50' WIDE)

2 Proposed Basement & Driveway Plan
scale: 1/4"= 1'-0"
Graphic Scale



3 Longitudinal Section
scale: 1/2"= 1'-0"
Graphic Scale

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Lot:

Floor Plan & Section
date January 30, 2020
scale As noted
dwg. No.

Not valid unless Sealed
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V-2
OF
2