

FORM #1
APPLICATION
TOWNSHIP OF WEEHAWKEN
PLANNING BOARD/BOARD OF ADJUSTMENT

1. Applicant's Name: Christopher Alan Stuart Bunning
Address: 317 Park Ave
Weehawken, NJ 07086
Phone Number: 646 659-2525

If Applicant is a corporation or partnership, attach a list of the names and addresses of all shareholders or partners who hold an interest of ten percent (10%) or greater.

2. Applicant's Attorney: NA
Address: _____
Phone Number: _____

3. Location of Subject Property:
Block 16, Lot 20
Street _____
Address 317 Park Ave; Weehawken

4. Record Owner of Subject Property:
Name: Christopher Alan Stuart Bunning
Address: 317 Park Ave, Weehawken
Phone Number: 646-659-2525

5. Description of Subject Property:
Lot Dimensions and Area 34.7' wide 5,709 sqft
Existing Structures, if any: ~~three~~-story multi-family dwelling
Gazebo
Existing Use: Multi-family Home
Zoning District: R-3

6. Type of Application (check all applicable items):
- Minor Site Plan
 - Minor subdivision
 - Major Site Plan
 - Major subdivision
 - Variance
 - Conditional Use
 - Planned Development
 - Curb Cut

7. Name of Licensed N.J. architect and/or engineer who

prepared the plans: Jonathan Babula

Address: 976 Taber Road Mailbox 12

2nd floor, Unit 5, Morris Plains, NJ 07950

Phone Number: 973 998 4979

8. Description of Proposal (i.e., type and dimensions of proposed construction; number of proposed dwelling units; amount of proposed non-residential floor area and type of use; number of on-site parking spaces; number, dimensions, and area of proposed new lots; number of employees, if any; proposed hours of operation, if applicable; variance relief requested):

Proposal to re-define existing structure from 2-family home to 3-family home

Proposal to construct a new garage in front of the house to provide off-street parking

9. Have there been any previous applications, requests or appeals to this or any other Township Boards or the Construction Official involving the same property? No

If yes, state the nature, date, and disposition of the previous matter.

N/A

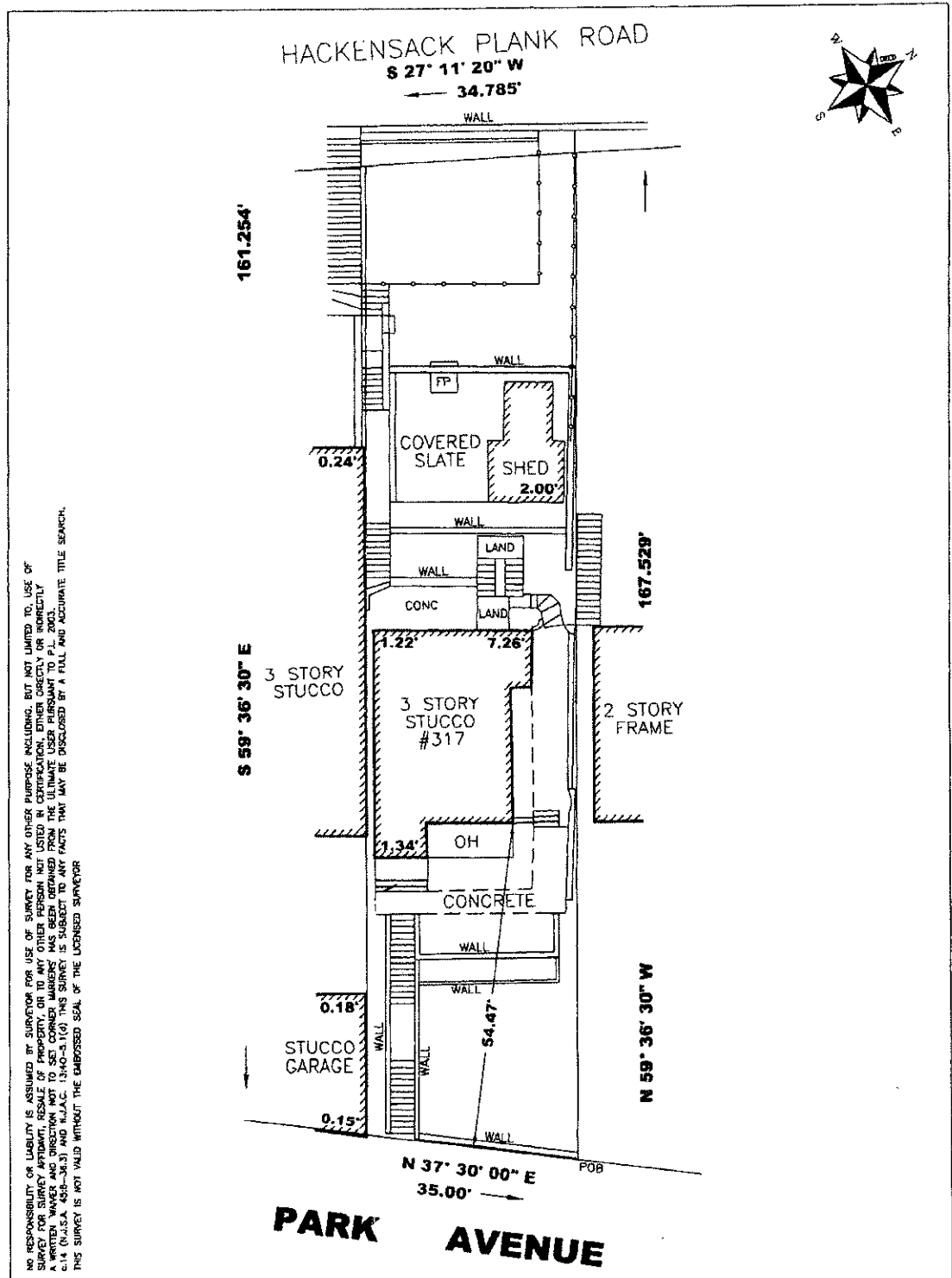
10. Describe any existing or proposed deed restrictions affecting this property. If deed restrictions are proposed, attach a copy of the proposed document. None

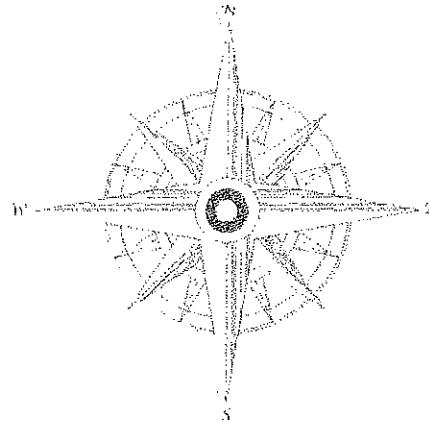
I, Christopher Alan Guizman, being duly sworn according to law, hereby certify that the information presented in this application is true and accurate.

Sworn and subscribed to before me this 02nd day of October, 199. 2000

[Signature]
(Attorney or Notary of the State of New Jersey).

ANAHIS GUZMAN
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50047321
My Commission Expires 10/17/2021





P² LAND SURVEYING, INC.

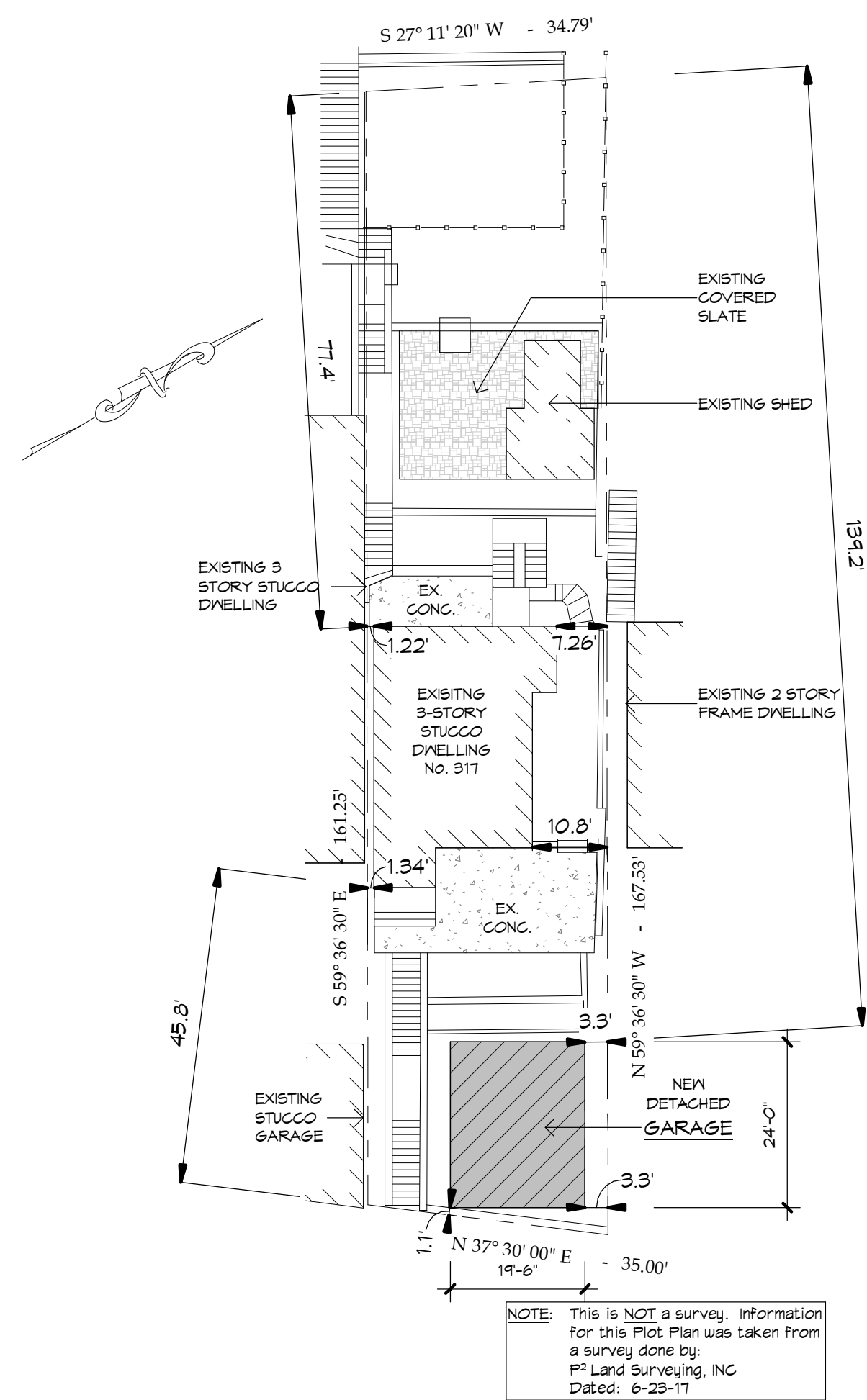
Description of property situated in the Township of Weehawken, Hudson County, New Jersey.

Beginning at a point in the northwesterly line of Park Avenue, said point being the dividing line of Lots 21 & 20 in Block 16 on the tax map in the Township of Weehawken and running thence;

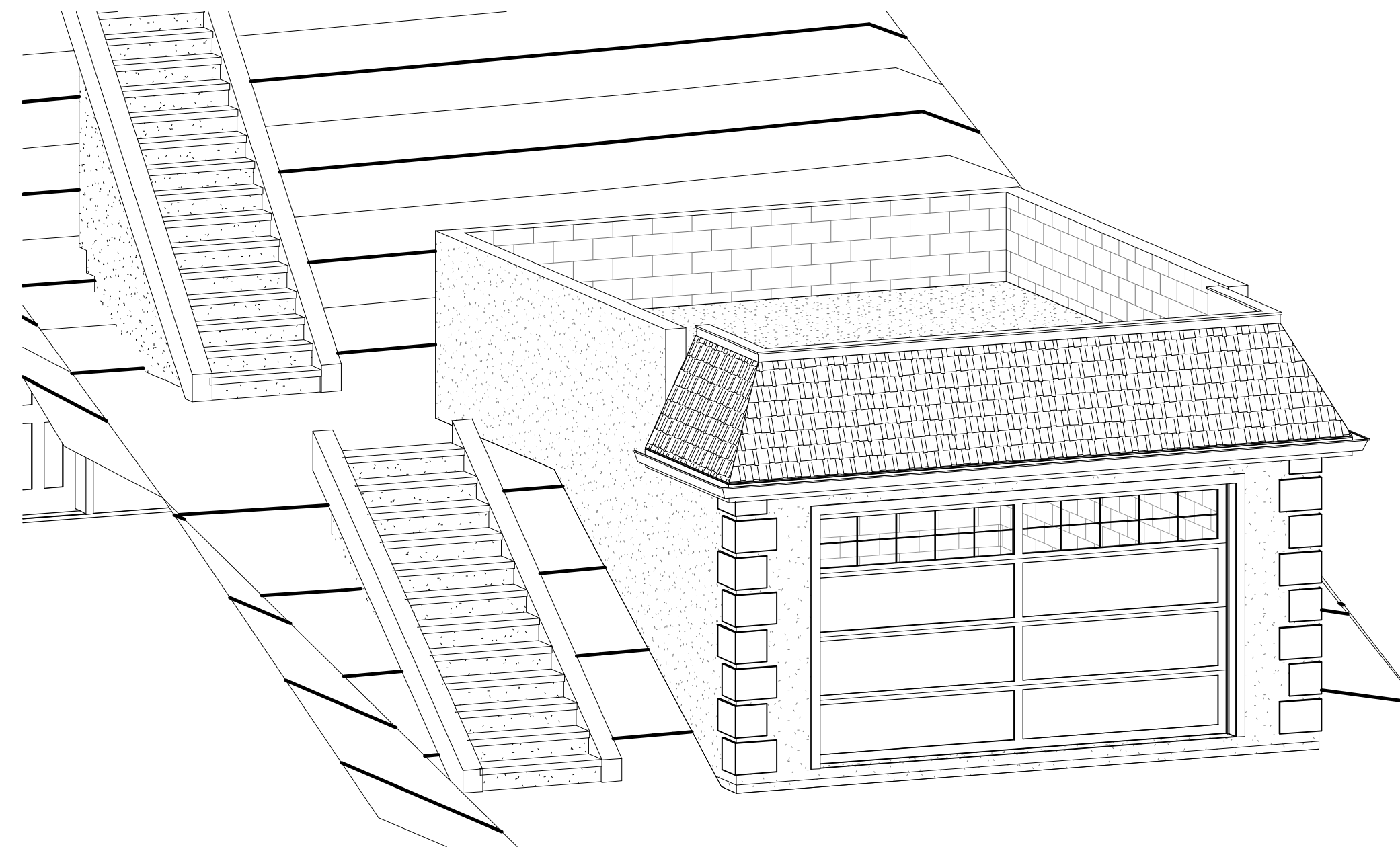
- 1- North 59 degrees 36 minutes 30 seconds West 167.529 feet to a point in the southeasterly line of Hackensack Plank Road, thence;**
- 2- Along the southeasterly line of Hackensack Plank Road, South 27 degrees 11 minutes 20 seconds West 34.785 feet, thence;**
- 3- South 59 degrees 36 minutes 30 seconds East 161.254 feet to a point in the northwesterly line of Park Avenue, thence;**
- 4- Along the northwesterly line of Park Avenue, North 37 degrees 30 minutes 00 seconds East 35.00 feet to the point and place of beginning.**

Being known as Lot 20 in Block 16 on the tax map in the Township of Weehawken, Hudson County

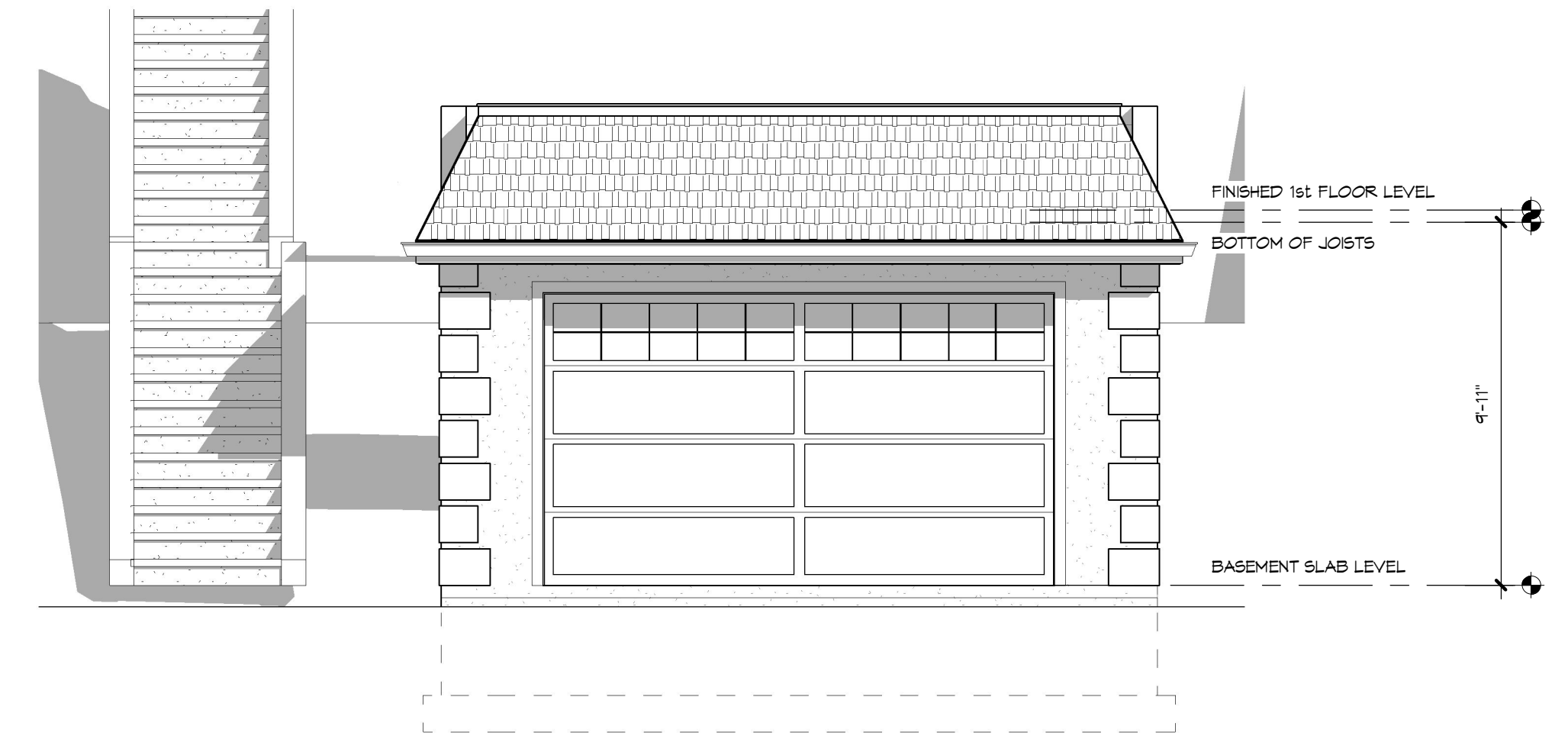
**James Pica
NJ License No. 24GS03795400**



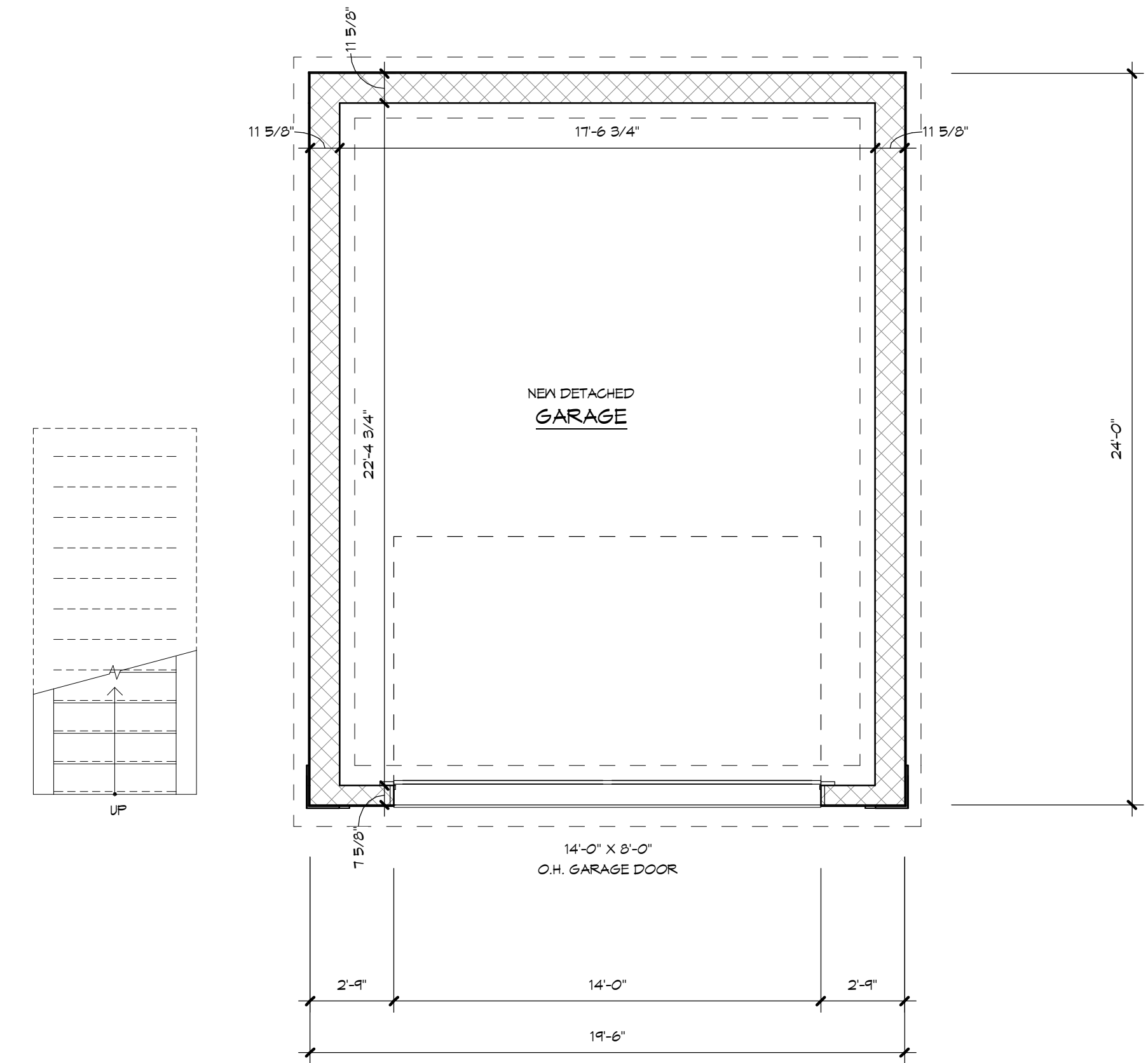
SITE PLAN
SCALE: 1" = 20'-0"



PERSPECTIVE-1
SCALE:



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

ZONING TABLE		ZONE: R-3		BLOCK: 16	
		LOT: 20			
SETBACK	REQUIRED	EXISTING	PROPOSED	COMMENTS	
Lot Area	2,500 Sq. Ft.	5,709 Sq. Ft.	5,709 Sq. Ft.		
Lot Width	25'	34.7'	34.7'		
Front Yard	Average of Existing (10' min.)	45.8' & 77.4'	45.8' & 77.4'		
Side Yard (One)	3'	1.22'	1.22'	Existing Non-Conforming	
Side Yard (One)	7'	7.26'	7.26'		
Rear Yard	20'	N/A	N/A		
Maximum Building Height (Feet)	35'				
Maximum Building Height (Stories)	3 Stories	3 Stories	3 Stories		
Maximum Coverage	35%	44.3%	52.5%	Requires Variance	
ACCESSORY	REQUIRED	EXISTING	PROPOSED	COMMENTS	
Side Yard (One)	3'	-	3.3'		
Rear Yard	5'	-	139.1'		
Maximum Building Height (Feet)	15'	-	12'-0"		
Maximum Building Height (Stories)	1 Stories	-	1 Stories		

IMPERVIOUS COVERAGE CALCULATION:

Lot Area: 5,709 SF
 Allowed 35%: 5,709 x .35= 1,998.15 Sq. Ft.
 Existing Dwelling: 823 Sq. Ft.
 Existing Shed: 211 Sq. Ft.
 Existing Concrete Patio: 510 Sq. Ft.
 Existing Covered Slate: 387 Sq. Ft.
 Existing Porch: 50 Sq. Ft.
 Existing Steps: 548 Sq. Ft.
 Proposed Detached Garage: 468 Sq. Ft.
 Total: 2,997 Sq. Ft.
 2,997 / 5,709 = 52.5%

Disclaimer: Authorized use of these contract documents are granted solely for the purpose of this specific project and location, and not for construction or use for any other project. These drawings are part of a complete set of contract documents and shall not be separated for any reason. These drawings are also not to be scaled. All written dimensions govern as shown.

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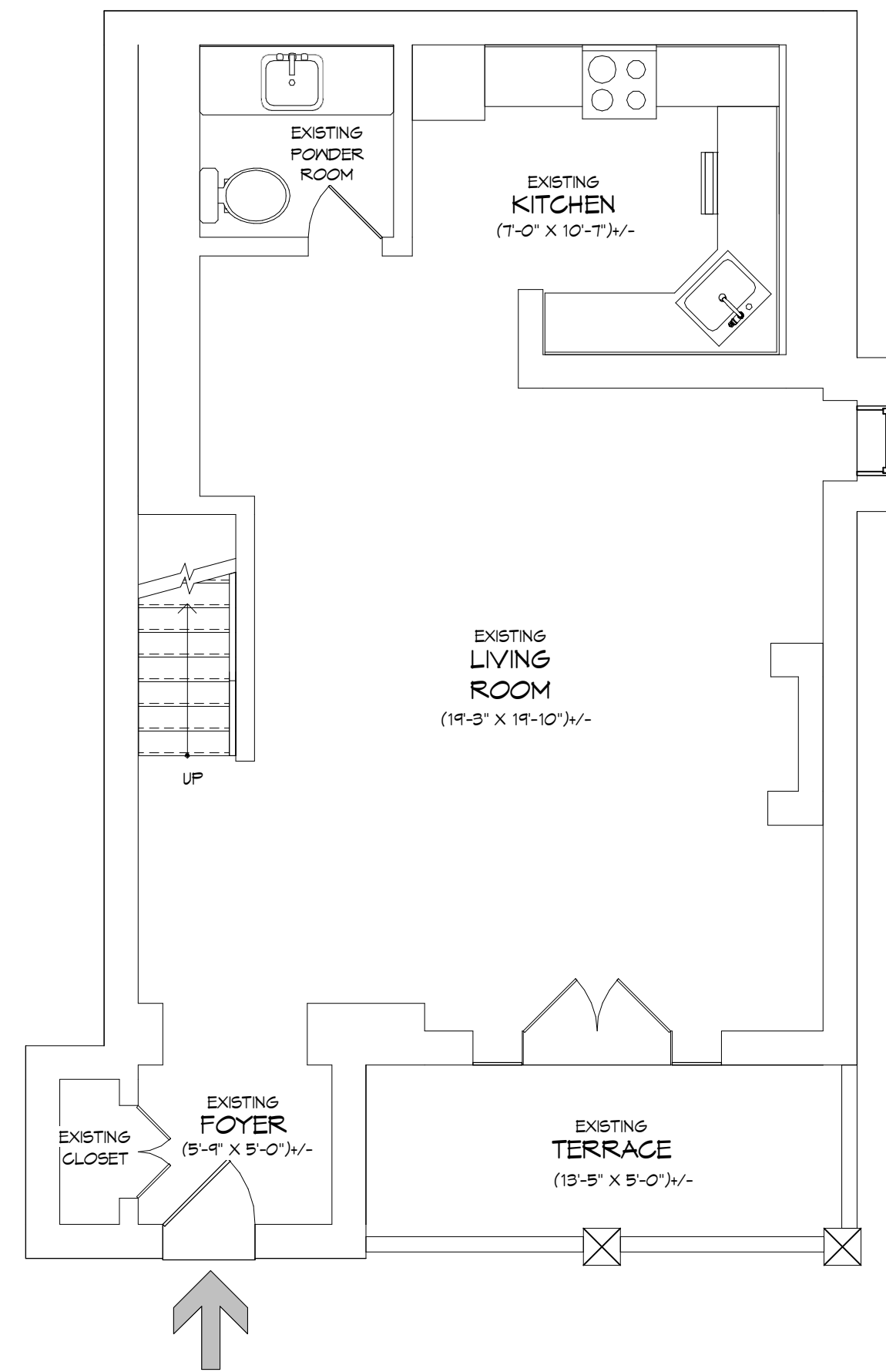
Number	Date	Description

PRELIMINARY
 NOT VALID WITHOUT ARCHITECT'S SIGNATURE AND SEAL

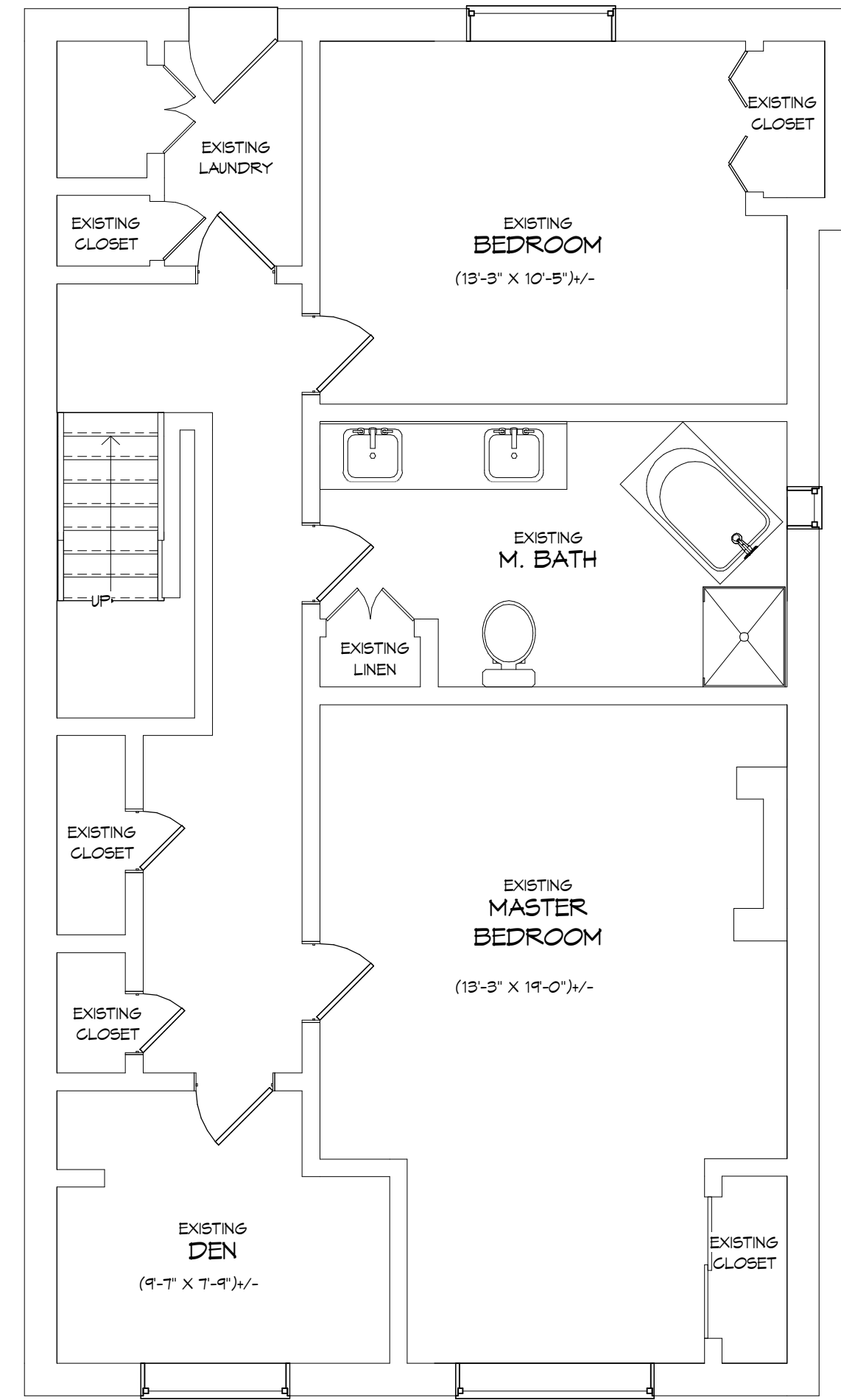
976 TABOR ROAD, 2ND FLOOR UNIT 5
 MORRIS PLAINS, NJ 07950
 PHONE: 973-998-4979
 EMAIL: BABULA.ARCHITECTURE@GMAIL.COM
 N.J. Lic. No. 1862 N.Y. Lic. No. 03821-1
 Block: 16 Lot: 20

BABULA ARCHITECTURE LLC
 CHRISTOPHER RUNNING
 317 PARK AVENUE
 WEBHAWKEN, NJ
 Drawn By: JB
 Job No: 20-087
 Date: 11-3-20
 Sheet No: 1 of 2
 Sheet: A1.0

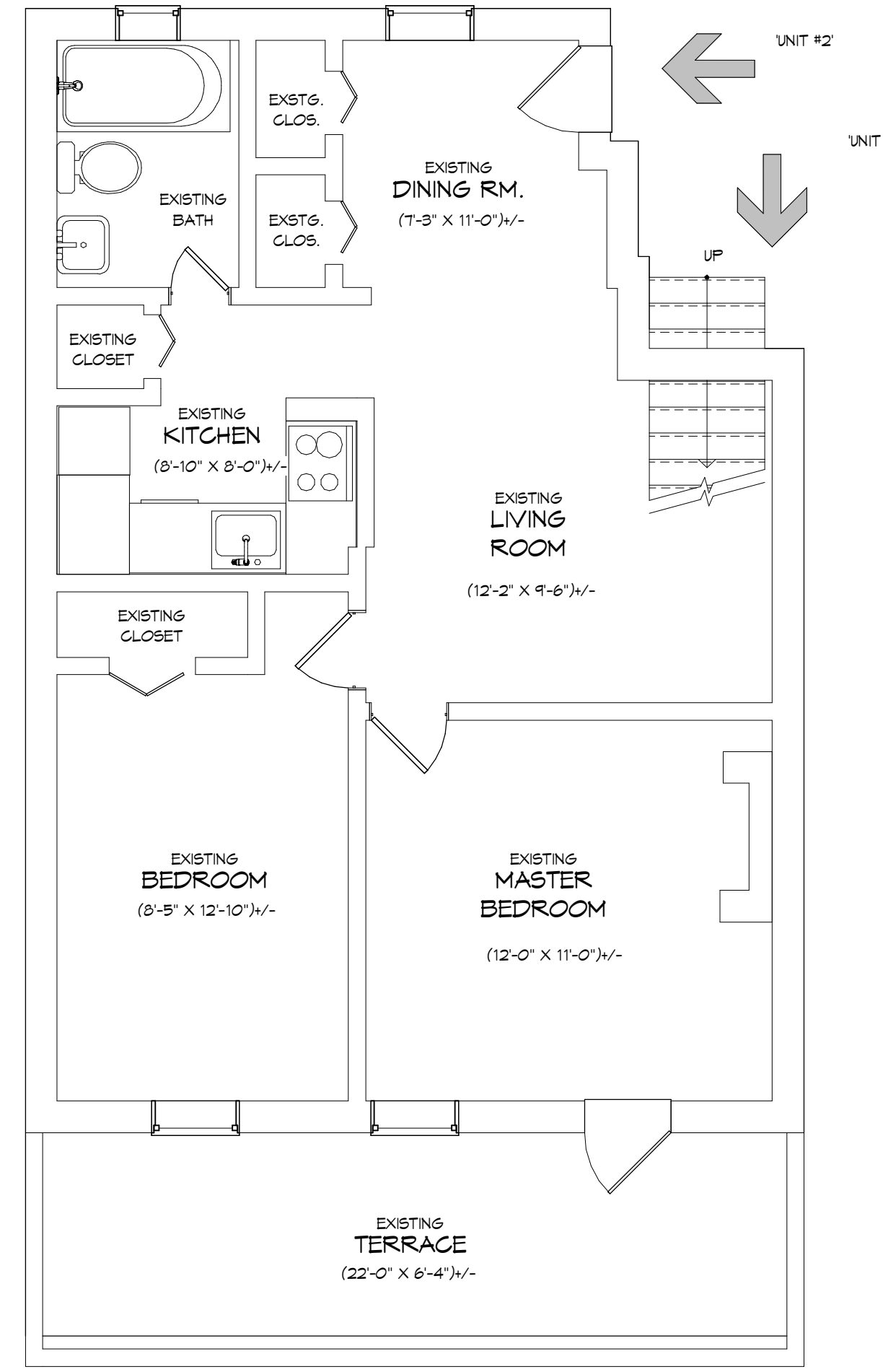
PROJECT INFORMATION:
 THE PROJECT INVOLVES VERIFYING THE EXISTING THREE FAMILY FRAME AND MASONRY DWELLING AS WELL AS THE ERECTION OF A DETACHED GARAGE.



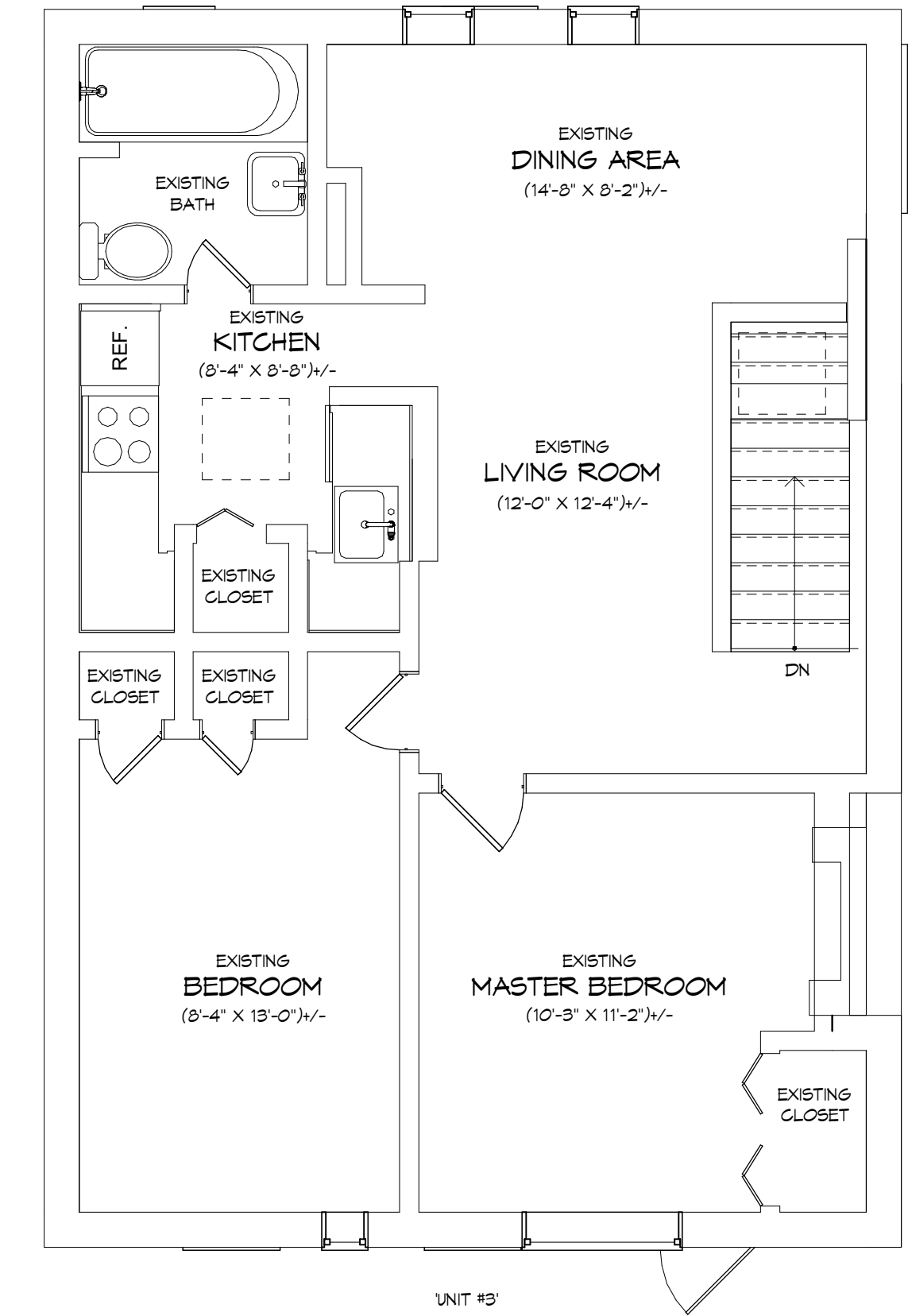
EXISTING GROUND FLOOR UNIT #1
SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR UNIT #1
SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR 'UNIT #2'
SCALE: 1/4" = 1'-0"



EXISTING THIRD FLOOR UNIT #3
SCALE: 1/4" = 1'-0"

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Number	Date	Description

PRELIMINARY

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MORRIS PLAINS, NJ 07950
PHONE: 973-998-4979
EMAIL: BABULA.ARCHITECTURE@GMAIL.COM

NY Lic. No. 0386214
NJ Lic. No. 1862
Arch: 16
Lic: 20

BABULA
ARCHITECTURE LLC

CHRISTOPHER RUNNING
317 PARK AVENUE
WEBHAWKEN, NJ

Drawn By: JB
Job No: 20-087
Date: 11-3-20
Sheet No: 2 of 2
Sheet: A2.0

EXISTING 3 FAMILY DWELLING			
	UNIT #1	UNIT #2	UNIT #3
NUMBER OF FLOORS:	2	1	1
SQUARE FEET:(+/-)	1,392 Sq. Ft.	813 Sq. Ft.	611 Sq. Ft.
NUMBER OF BEDROOMS:	2	2	2

