



DATA

1 BLOCK NO.	28601
2 LOT NO.	30
3 ZONING	RC2. RESIDENTIAL COMMERCIAL 2
4 USE GROUP	EXISTING B. OFFICE PROPOSED B. DISPENSARY
5 FLOOR AREA	1405 SF
6 OCCUPANTS	22 PERSONS MAX.

ZONING COMPARISON CHART

	RC-2	PERMITTED	EXISTING	PROPOSED	VARIANCE REQUIRED
1	USES	MEDICAL OFFICE	MEDICAL OFFICE	RETAIL	NO
2	LOT SIZE , MIN SF	2,500 SF	1,995 SF	1,995 SF	NO *
3	LOT WIDTH , MIN FT	25 FT.	32.8 FT.	32.8 FT.	NO
4	LOT DEPTH , MIN FT	N / A	60.78 FT. AVERAGE	60.78 FT. AVERAGE	NO
5	LOT COVERAGE , MAX	90 %	82 %	82 %	NO
6	BUILDING COVERAGE , MAX	85 %	82 %	82 %	NO
7	FRONT YARD SETBACK	NONE	NONE	NONE	NO
8	SIDE YARD SETBACK	NONE	NONE	NONE	NO
9	REAR YARD SETBACK	15 % = 9 FT.	11'-0"	11'-0"	NO
10	BUILDING HEIGHT , MAX	4 STORY 45 FEET	3 STORY 35 FEET	3 STORY 35 FEET	NO
11	PARKING , MIN	NONE	NONE	NONE	NO

* PRE-EXISTING NON-CONFORMING CONDITION

3. 03/01/2024 EXITS.
2. 02/23/2024 ZONING CHART & SIGNAGE AREA.
1. 02/15/2024 ROOMS SQFT & SIGNAGE AREA.

NO.	DATE	ISSUE AND REVISION
PROJECT		
RENOVATION FOR DISPENSARY @		
1704 JFK BLVD JERSEY CITY, NJ		
ALAN FELD ARCHITECT		
930 NEWARK AVENUE SUITE 401 JERSEY CITY, NJ 07306 (201) 963-5877 TEL. alan@architect.com		
NEW YORK REG. ARCH. LICENSE NO. 013225		NEW JERSEY REG. ARCH. LICENSE NO. C-6880
DRAWING TITLE		
DATA SITE PLAN ZONING CHART LOCATION MAP PHOTOGRAPH		
PROJECT NO. 23-0000	SCALE AS NOTED	
DRAWN BY S.Z.	DATE 11-21-2023	
SEAL	DRAWING NO.	

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