



April 25, 2023

Cameron Black, AICP, PP
 Senior Planner
 City of Jersey City Department of Housing, Economic Development &
 Commerce
 Division of City Planning
 1 Jackson Square, 2nd Floor
 Jersey City, NJ 07305

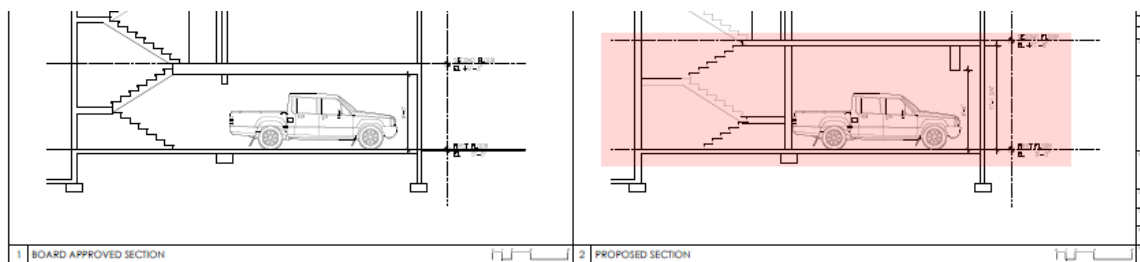
Re: 80 Romaine Avenue, Jersey City, NJ

Dear Mr. Black:

A proposed 5 story, 16 dwelling unit project was submitted to and approved by the Jersey City Zoning Board of Adjustment ("the Board") in February, 2020. We are in the process of obtaining work permits for the project. We are requesting the following revisions from what the Board had approved:

1. Change in the floor-to-ceiling height on the first floor from 8'-0" to 11'-1-3/4".

This would increase the height of the building from 49'-10" to 52'-0" (see attached Sheet A-200.1, a snapshot of the relevant portion is shown below).



The change in height is requested for the following:

- Handicap Accessibility requirement for Van Parking, where 8'-0" (96 inches) was approved by the Board for the floor-to-ceiling height of the first floor, 8'-2" (98 inches) is required in accordance with ICC A117.1 Accessibility Standard, 2017 Edition ("the Handicap Code").



- Allowing clearance for structural beams as well as sprinkler and other mechanical piping. The depth of the floor was reduced from 12 inches to 6 inches. However, the beams increased in size, with the deepest beam having a depth of 32 inches.

In order to minimize the visual impact of the proposed height increase, we propose to maintain the height of the exterior face of the building as approved by the Board (see attached Sheet A-300.1, a snapshot of which is shown below). Please note that it was originally intended to have the parapet wall act as the guard for the perimeter walls at the roof. Since the height of the parapet was reduced, it became necessary to add guard railing to the prescribed height (42 inches from the roof surface) at the perimeter walls.



2. Changes to the apartment's layout.

Since the project was submitted after March 6, 2023, new requirements to the Handicap Code have since been enforced. The required circular turning space diameter for wheelchairs increased from 60 inches to 67 inches. This required minor changes to the layout of the proposed Handicap Accessible bathrooms. Note that the number of units with corresponding bedrooms and bathroom count did not change. Kindly refer to Sheet A-100.1 for the proposed changes.



Thank you for your consideration in this matter.

Yours truly,



Raul Cabato, AIA
Partner

cc:

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Department of Infrastructure
Division of Transportation Planning
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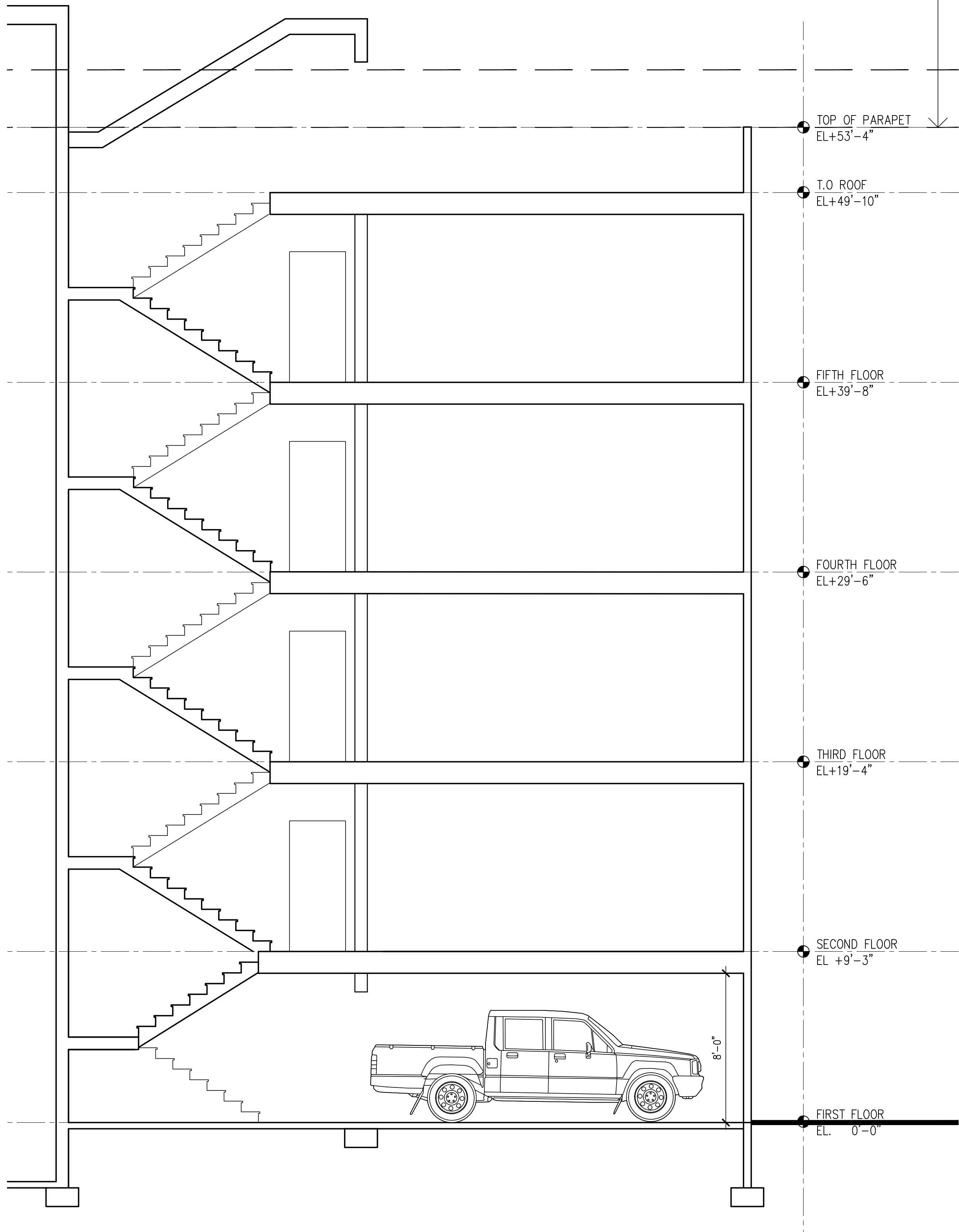




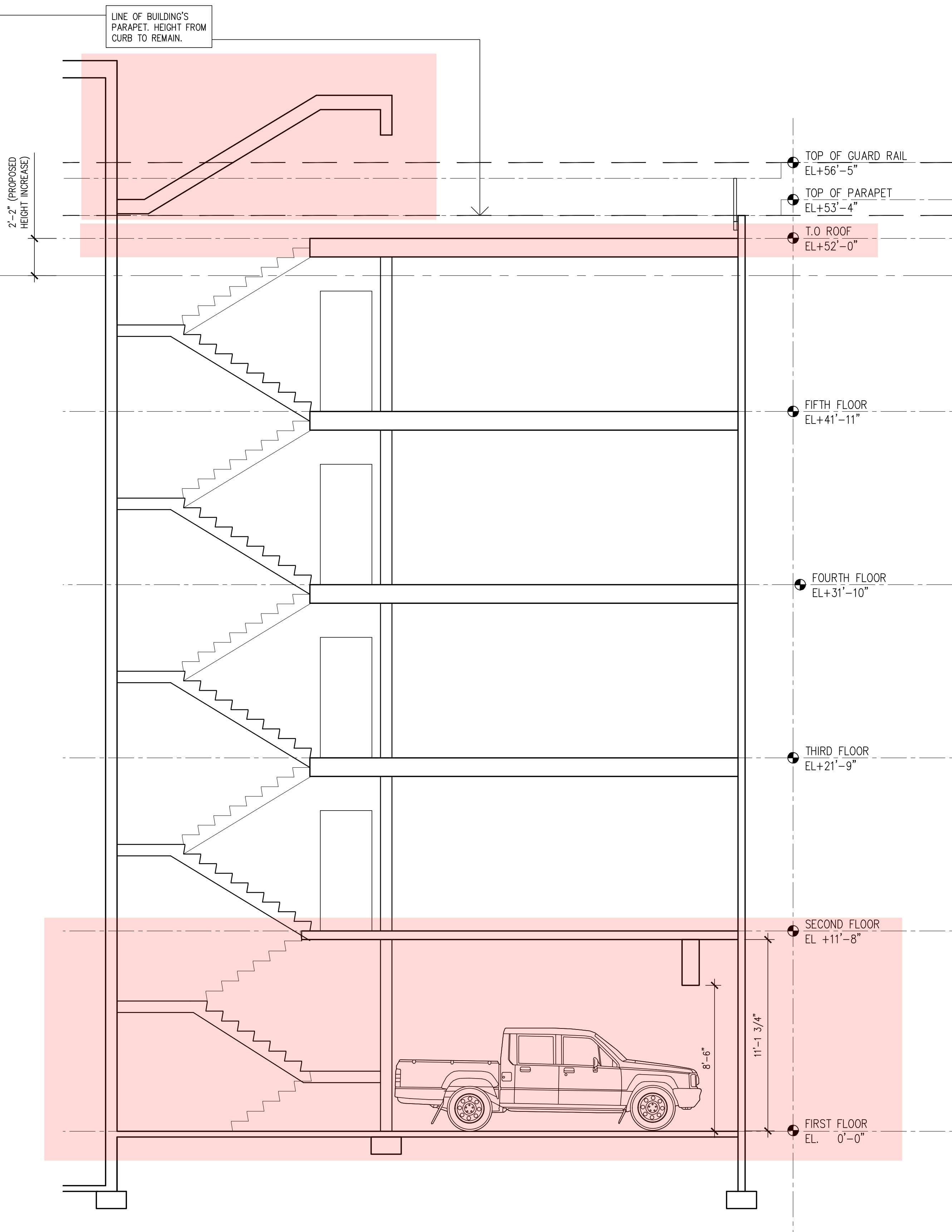
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1 BOARD APPROVED SECTION



2 PROPOSED SECTION



	APRIL 25, 2023	HEIGHT AND PLAN REVISIONS
	FEB. 26, 2020	JC PLANNING DEPT. REVISION
	FEB. 20, 2020	JC PLANNING DEPT. REVISION
	FEB. 19, 2020	REVISION
	FEB. 3, 2020	PLANNER REVISION
	JAN. 17, 2020	JC DIVISION ENGINEERTIN, TRAFFIC & TRANSPORTATION REVISION
	SEPT. 25, 2019	JC PLANNING DEPT. REVISION
	JUNE 10, 2019	JC PLANNING DEPT. REVISION
NO.	DATE	COMMENT

DRAWING TITLE		BSCAN STICKER
GREEN ROOF MATERIAL		

PROJECT NAME AND ADDRESS	
80 ROMAINE AVENUE JERSEY CITY, NEW JERSEY BLOCK 10503 , LOT 28	
CONSTRUCTION OF A NEW MULTIPLE DWELLING	

OWNER'S NAME AND ADDRESS	
JOHN & MARYANN, LLC	

DRAWN BY VN	SCALE AS SHOWN	SEAL
CHECKED BY RC	DATE AUGUST 14, 2018	
RA PROJECT NO. RA 2021	BUILDING PLAN ID NUMBER	
PAGE NO.	A-200.01	



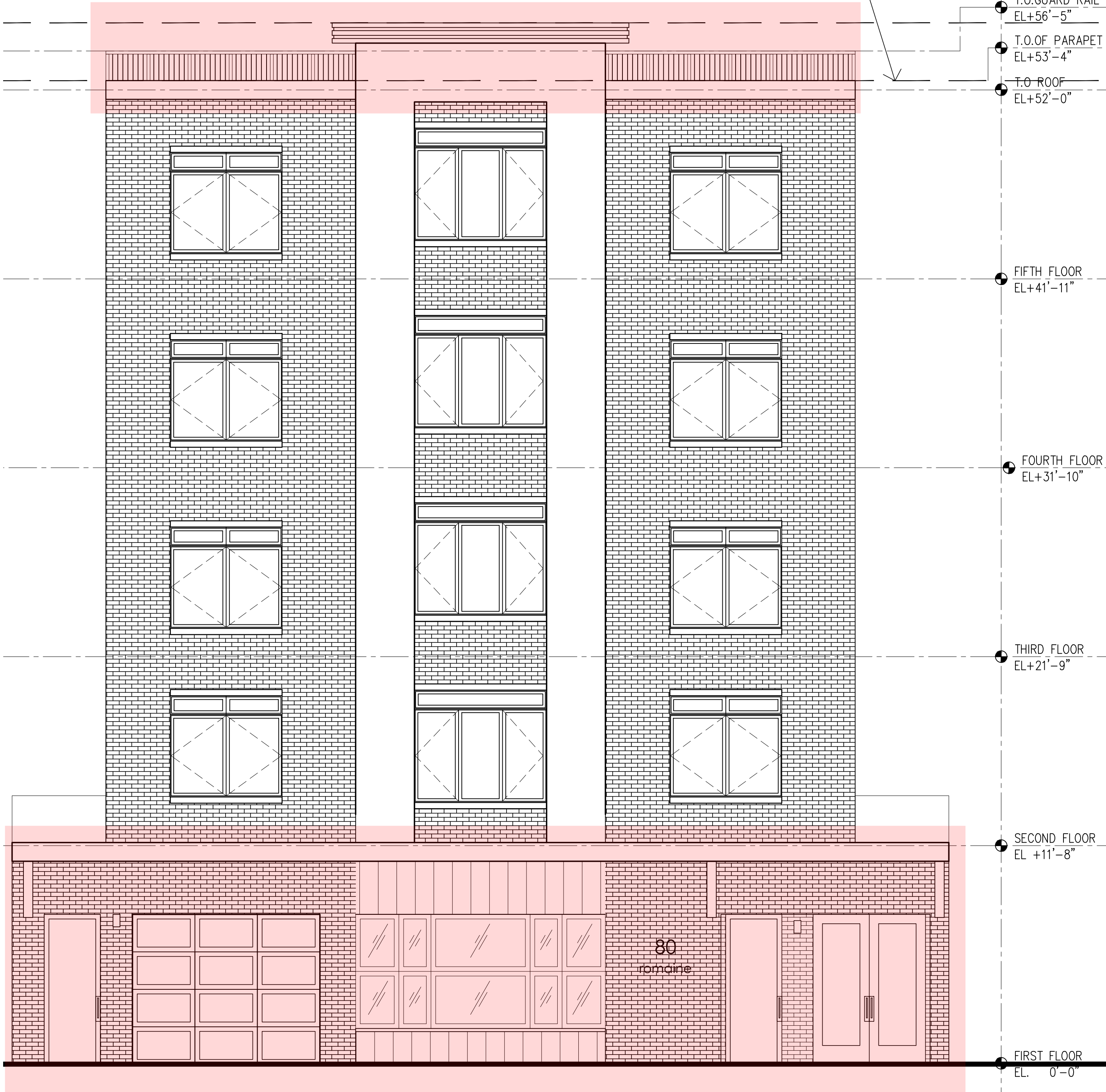
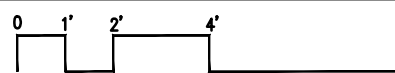
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1 BOARD APPROVED FRONT ELEVATION



2 PROPOSED FRONT ELEVATION



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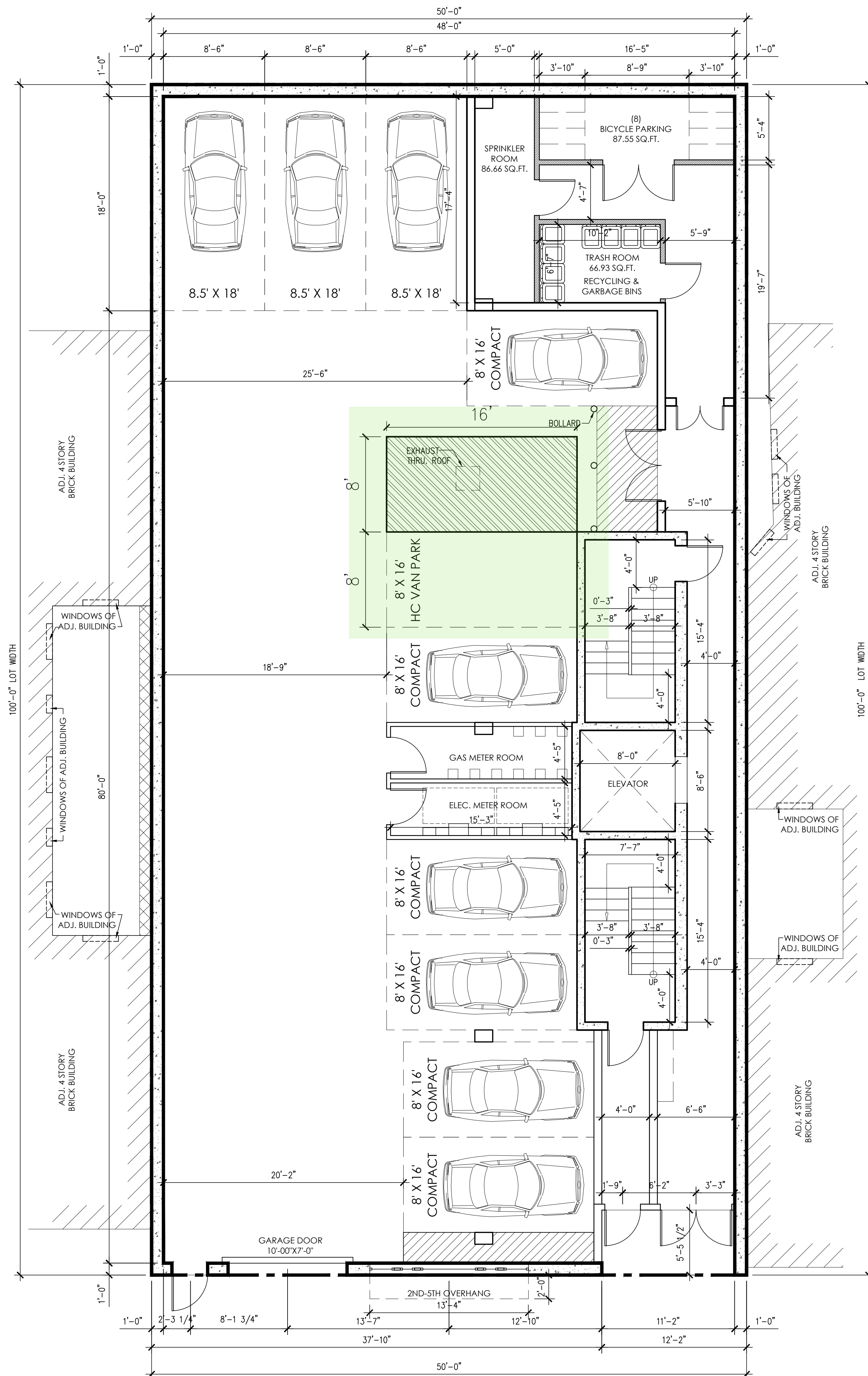
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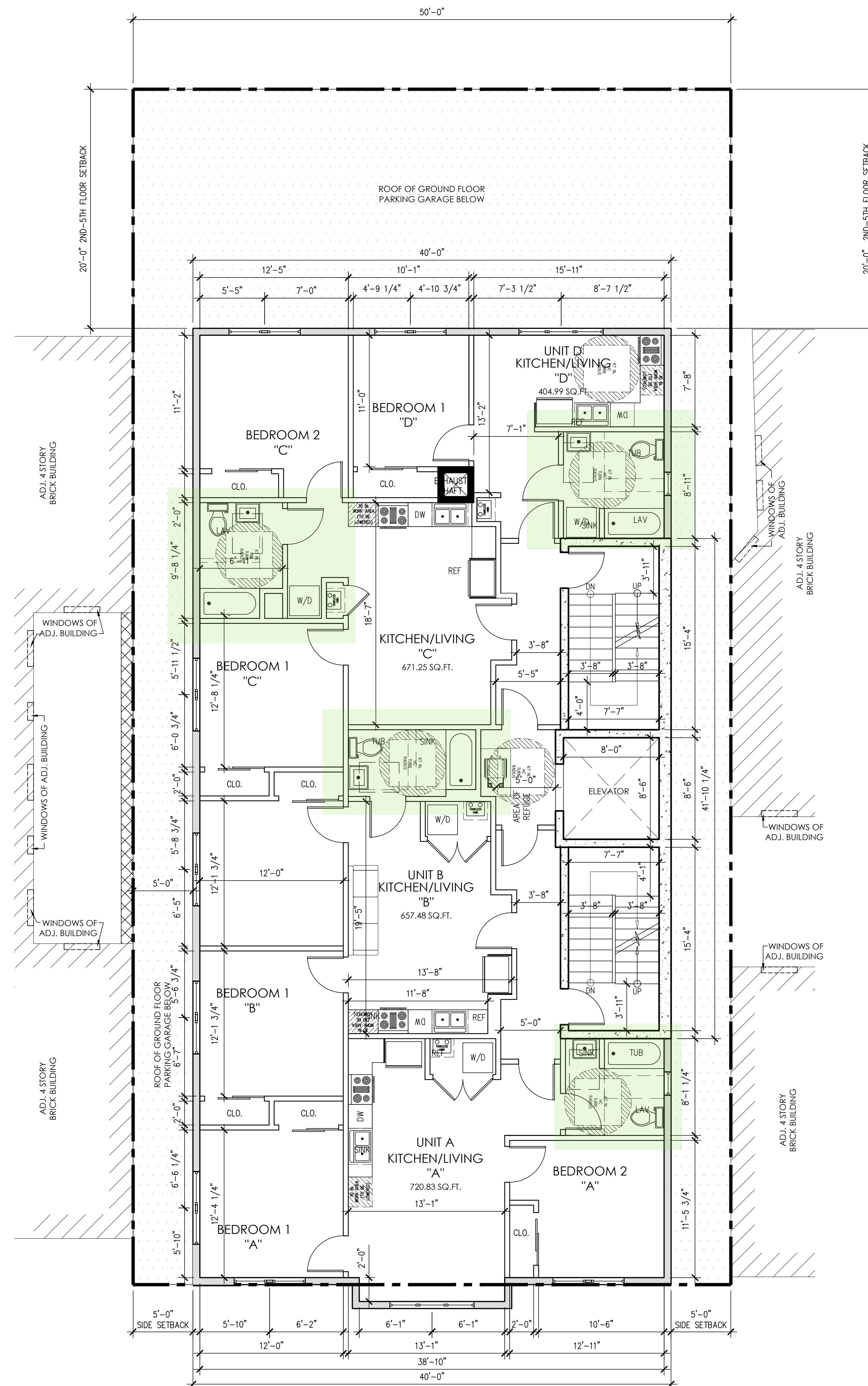
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GROUND FLOOR PLAN (NO CHANGE)



REVISED TYPICAL SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN



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FLOOR PLANS

PROJECT NAME AND ADDRESS

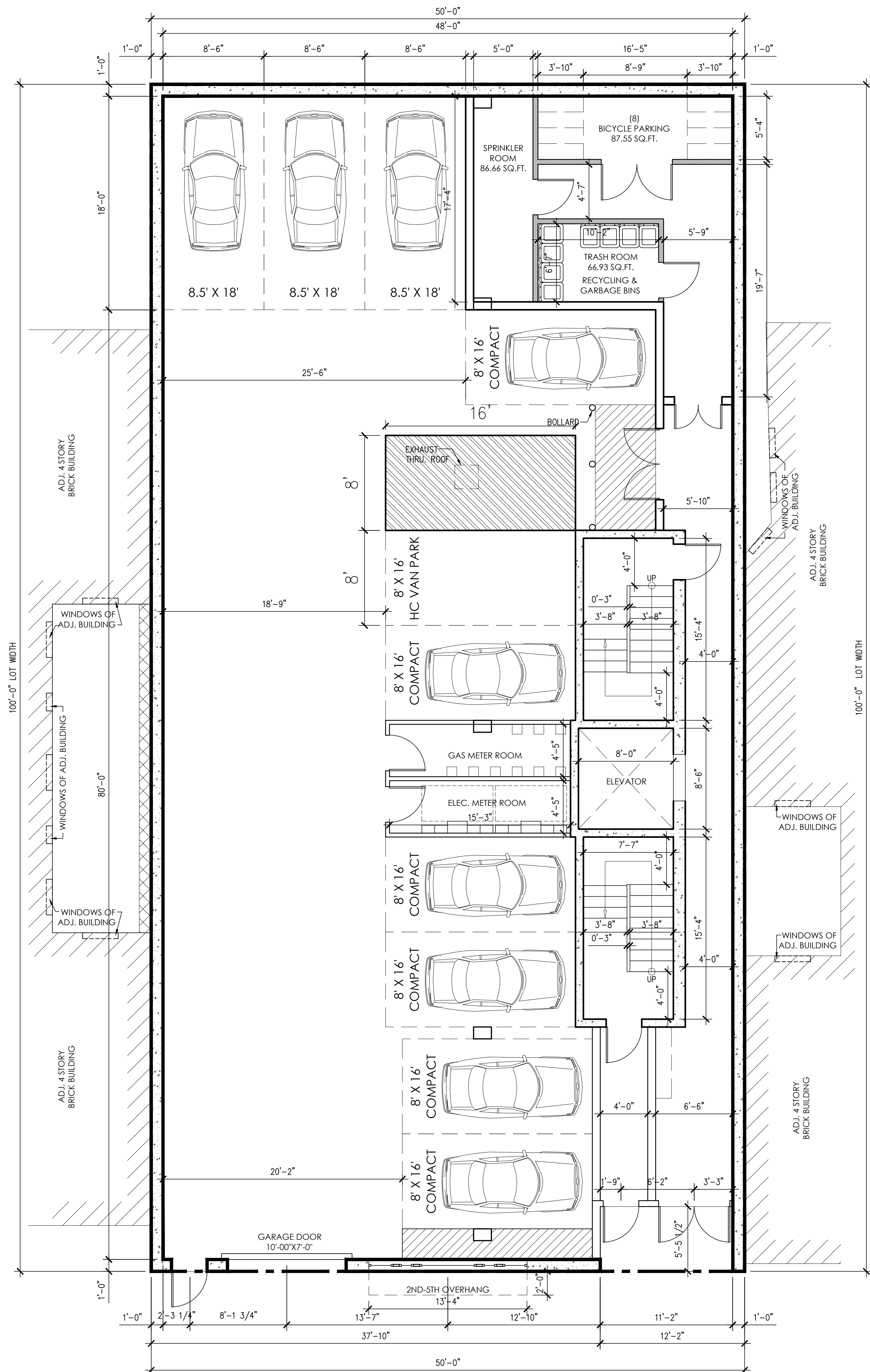
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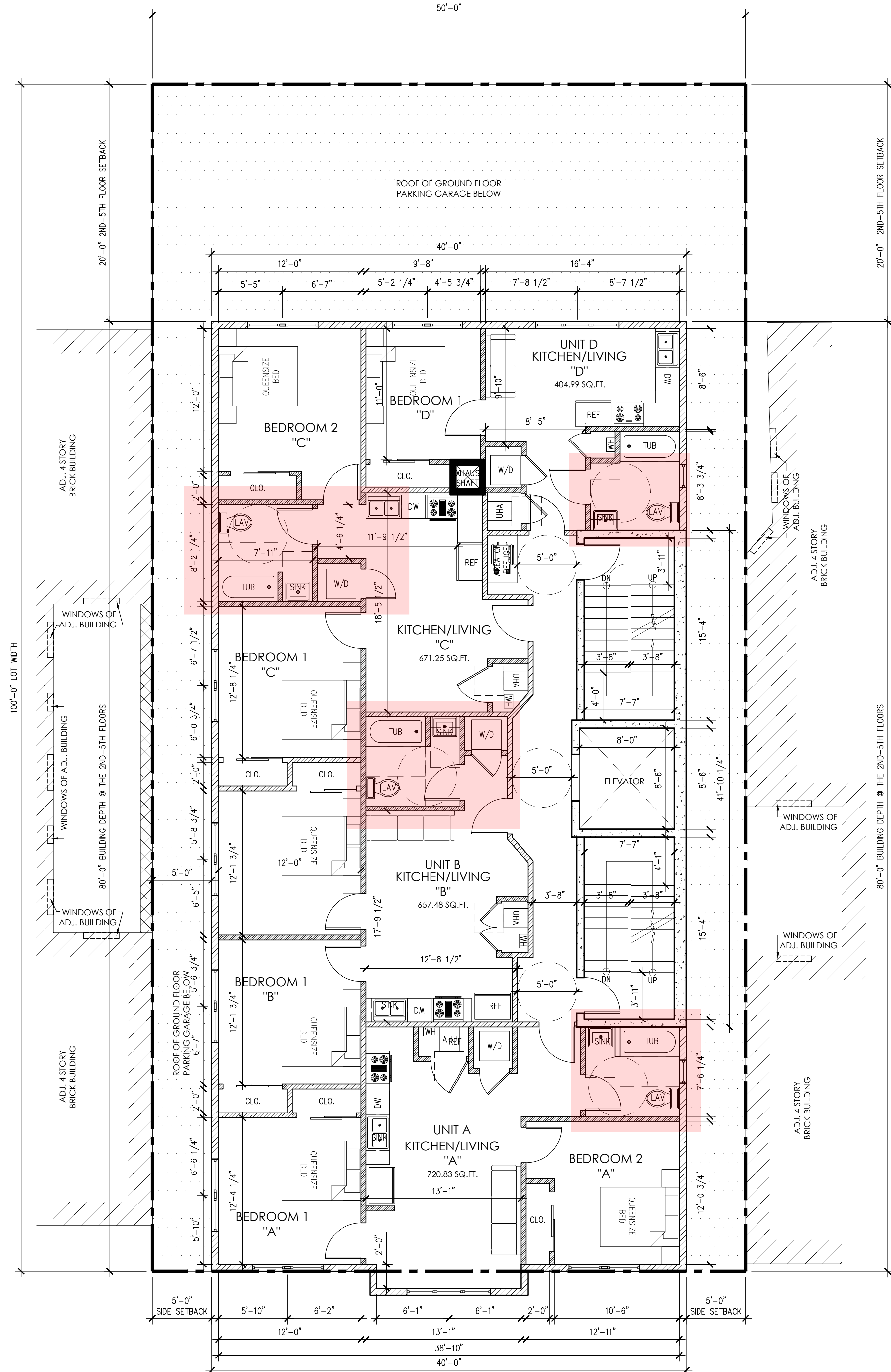
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1 GROUND FLOOR PLAN



2 TYPICAL SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN



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