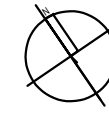


PROJECT LOCATION



144 ERIE STREET VICINITY MAP

Cornell Residence

144 Erie Street, Jersey City,
New Jersey 07302

ARCHITECT OF RECORD
JAMES CORNELL ARCHITECT
 144 Erie Street, Jersey City, NJ 07302
 T:917.406.0124 www.jamescornell.com

ISSUED/REV.: HPC REAR FACADE 06/07/22



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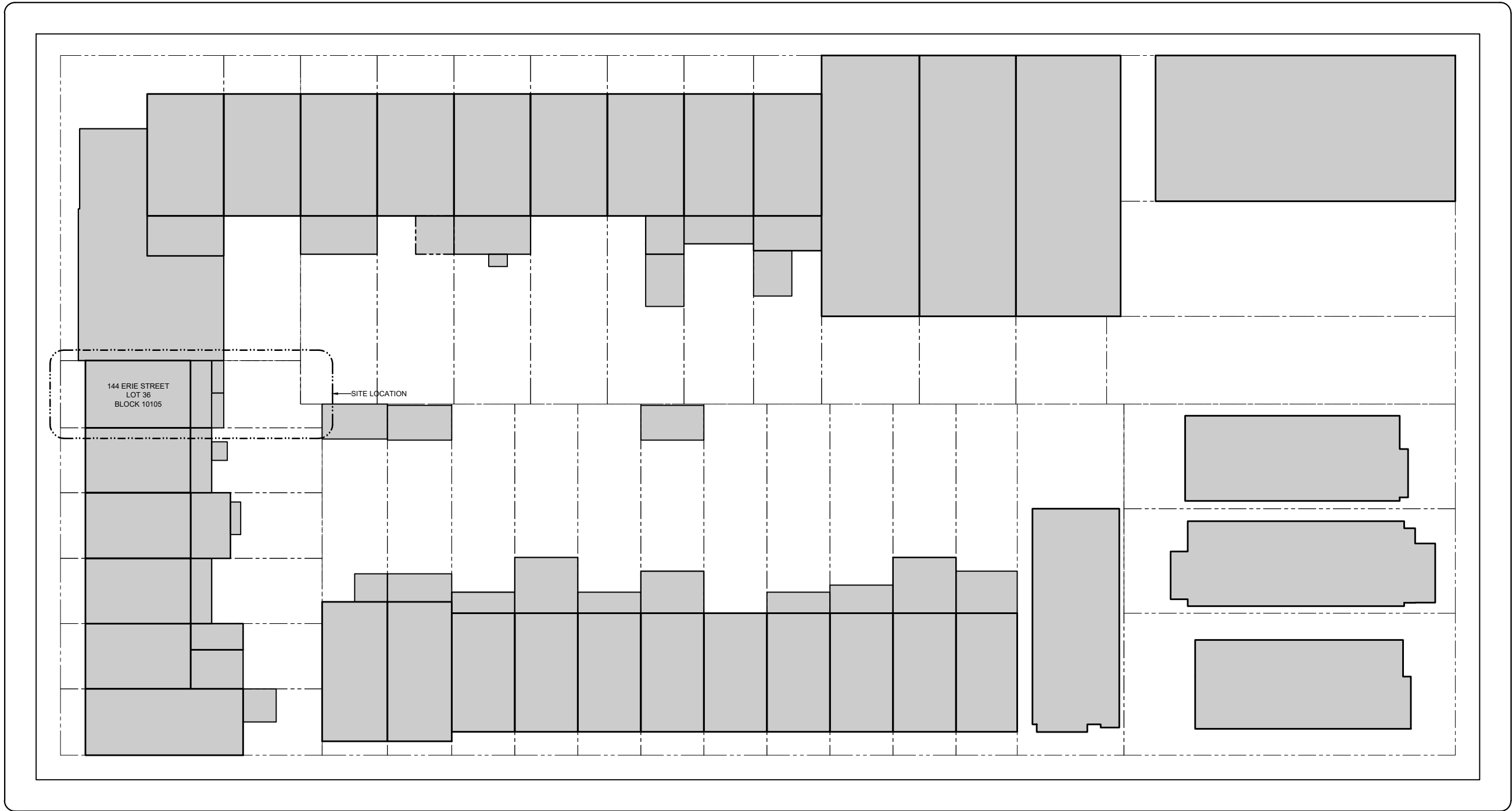
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PROJECT INFO:	
FILE NAME:	ERIE
DRAWN BY:	TPL
APPROVED BY:	JC
PROJECT NO.:	1700
SCALE:	AS NOTED
LOT/BLOCK:	36/10105

SHEET NUMBER:



144 ERIE STREET BLOCK PLAN

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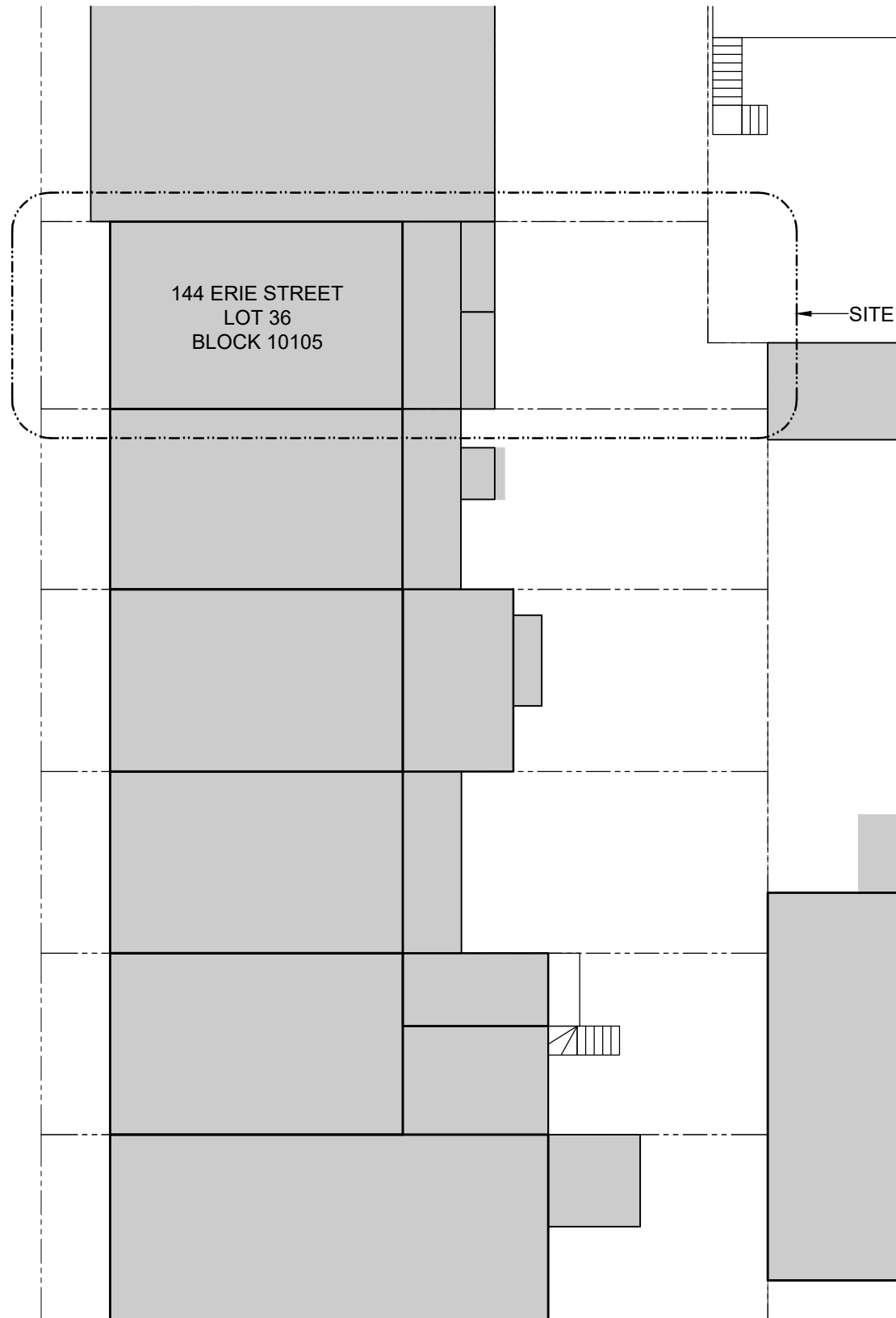
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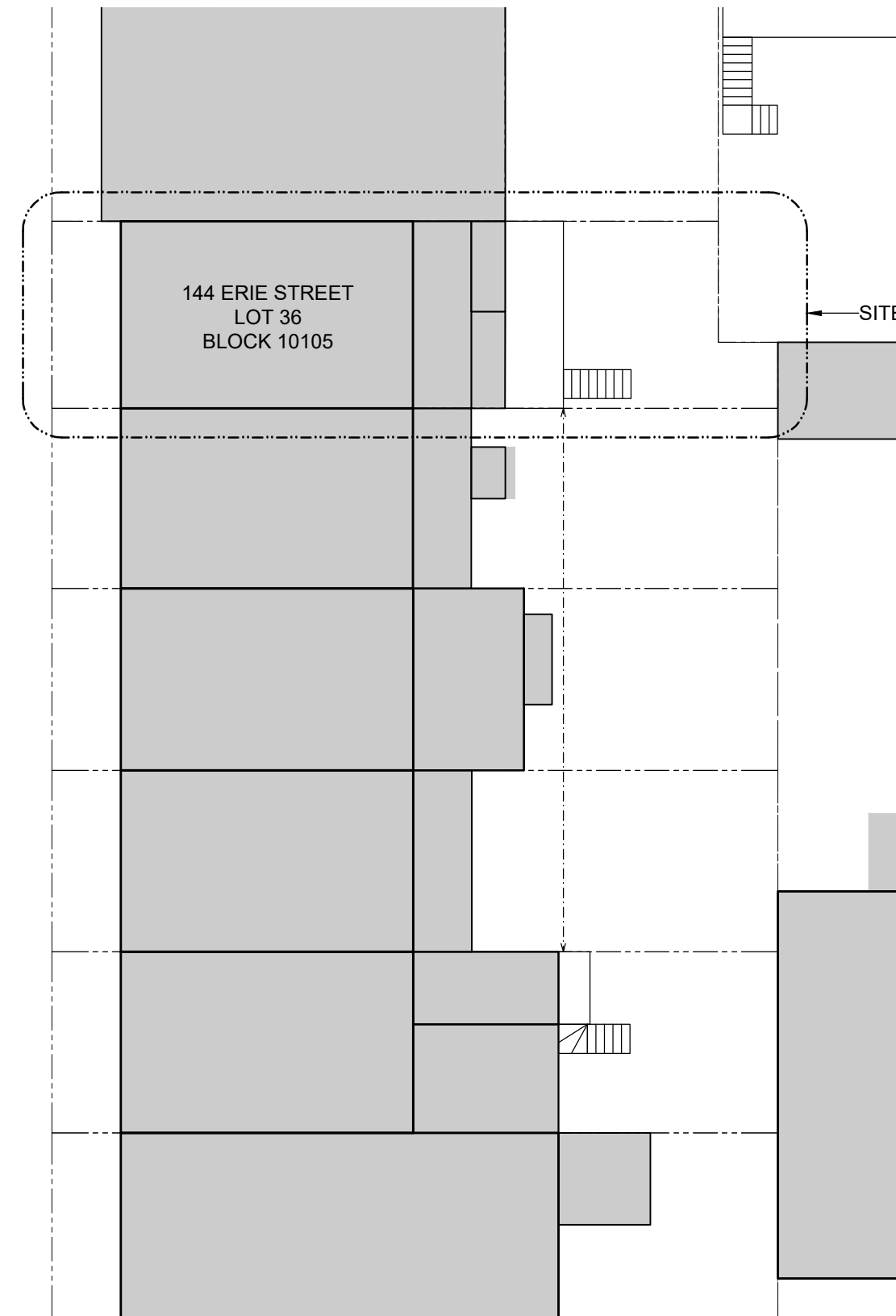
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144 ERIE STREET BLOCK PLAN
EXISTING



144 ERIE STREET BLOCK PLAN
PROPOSED

ZONING CHART		DISTRICT: HAMILTON PARK HISTORIC DISTRICT			
ARTICLE AND SECTION; BULK & PARKING STANDARDS FOR TOWNHOUSE	REQUIRED/ PERMITTED	EXISTING	PROPOSED	VARIANCE	REMARKS
PERMITTED USES 345-58 B(1)	TOWNHOUSES	TOWNHOUSE	TOWNHOUSE	NO	
MINIMUM LOT AREA 345-58 G(1)	1800sqft	1373sqft	NO CHANGE	NO	
MINIMUM LOT WIDTH 345-58 G(2)	18'-0"	19'-4"	NO CHANGE	NO	
MINIMUM LOT DEPTH 345-58 G(3)	100'-0"	75'-0" IRREGULAR	NO CHANGE	NO	
MINIMUM FRONT YARD SETBACK 345-58 G(4)	MATCH ADJACENT	MATCHES ADJACENT	NO CHANGE	NO	
MAXIMUM FRONT YARD SETBACK 345-58 G(5)	10'-0"	MATCHES ADJACENT	NO CHANGE	NO	
MINIMUM REAR YARD SETBACK 345-58 G(6)	30'-0"	28'-3" IRREGULAR	NO CHANGE (BUILDING)	YES	22'-3" IRREGULAR TO PROPOSED 6'-0" REAR DECK 15'-0" IRREGULAR TO PROPOSED DECK STAIRS
SIDE YARD SETBACK 345-58 G(7)	0'-0"	0'-0"	NO CHANGE	NO	
MAXIMUM BUILDING HEIGHT 345-58 G(8)	40'-0" / 4 STORIES	36'-7" / 4 STORIES	NO CHANGE	NO	
MAXIMUM LOT COVERAGE (BUILDING) 345-58 G(9)	60%	56%	NO CHANGE	NO	
MAXIMUM LOT COVERAGE 345-58 G(10)	80%	67%	77%	NO	
DENSITY; DWELLING UNIT MAXIMUM 345-58 G(11)	75 DWELLING UNITS/ ACRE	75 DWELLING UNITS/ ACRE	NO CHANGE	NO	
PARKING 345-58 G(13)	PROHIBITED	NONE	NO CHANGE	NO	

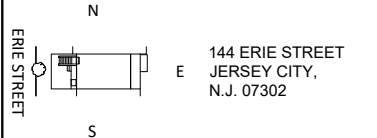
144 ERIE STREET ZONING CHART

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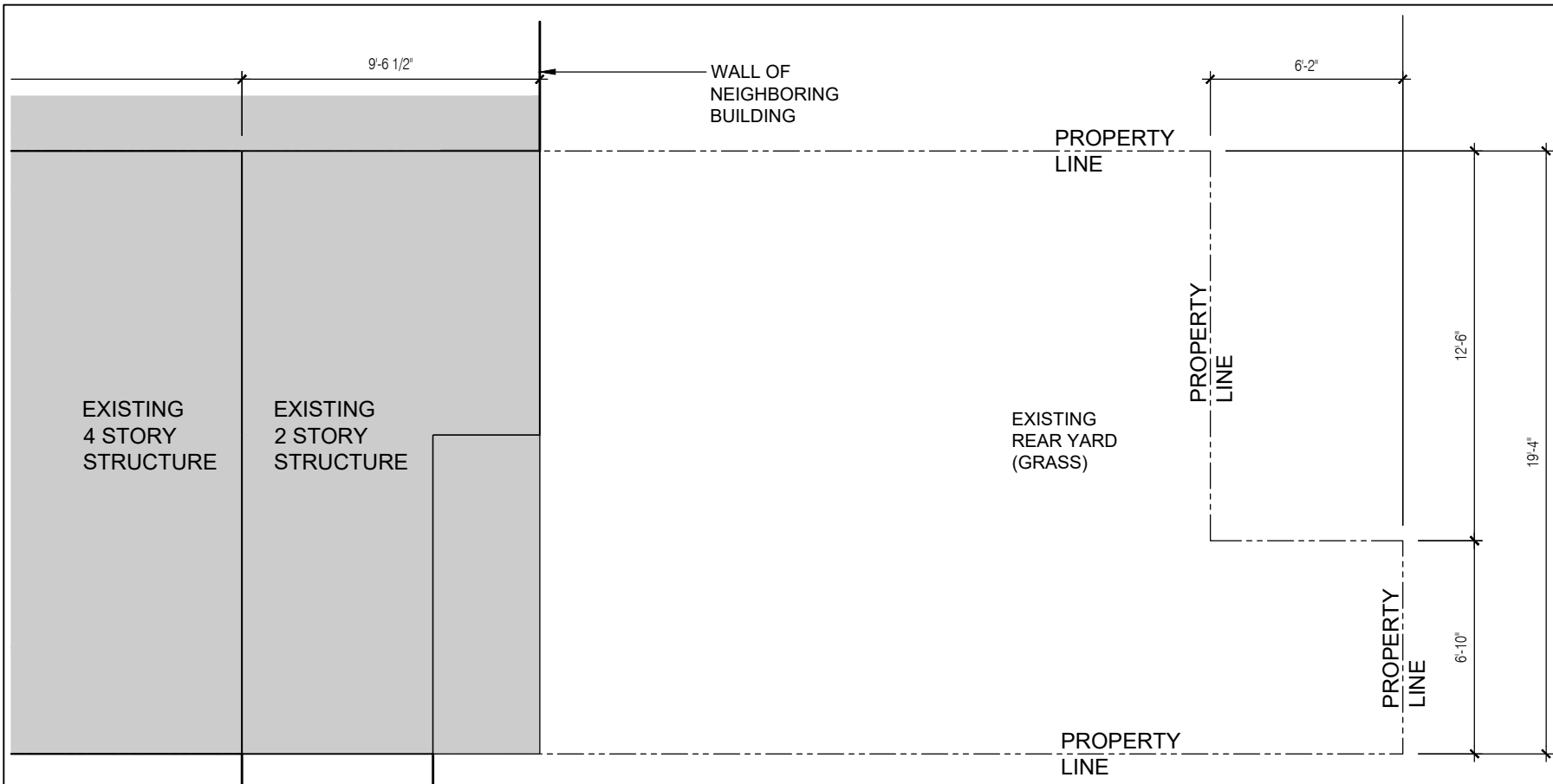
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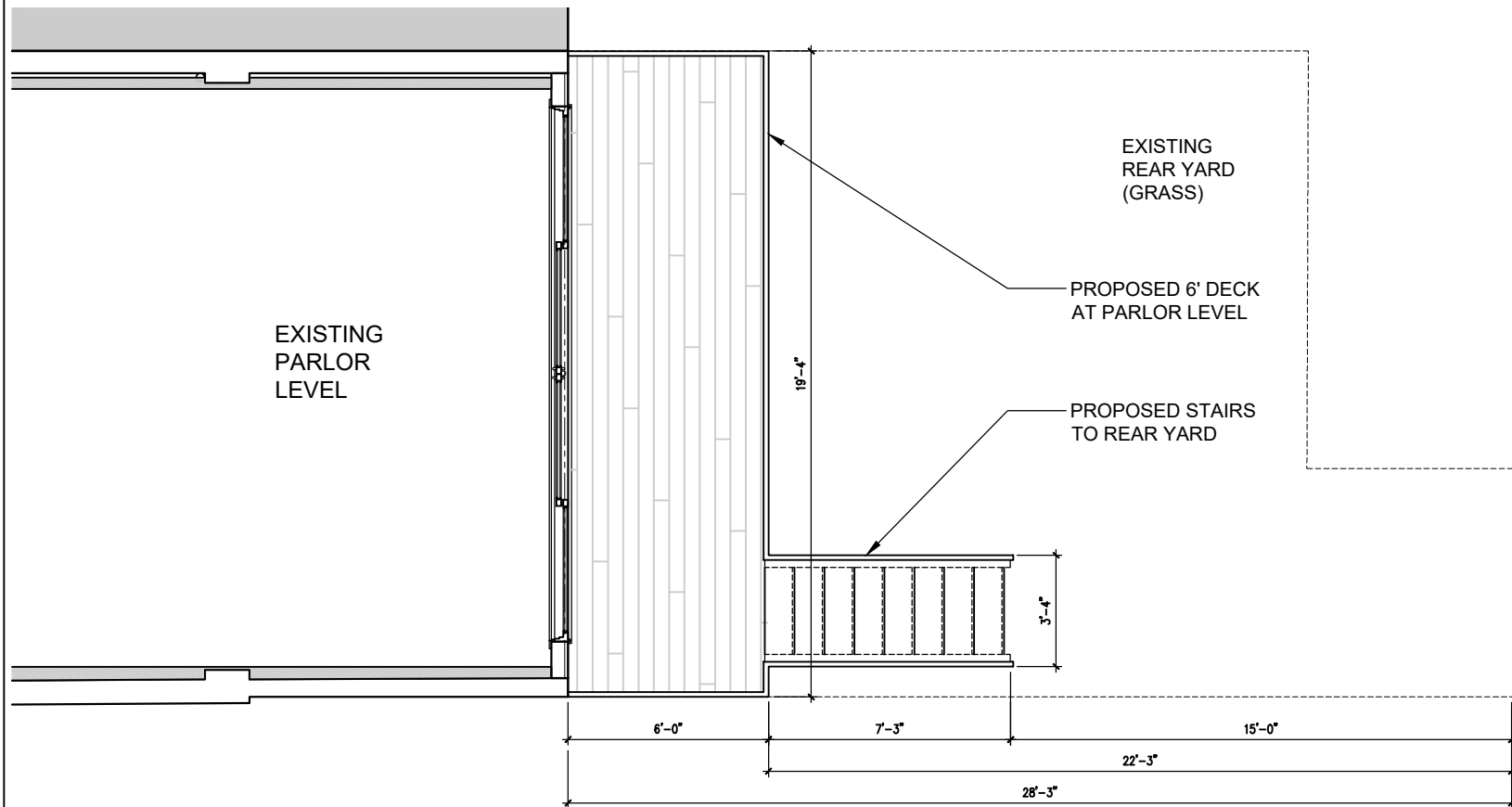
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EXISTING REAR YARD



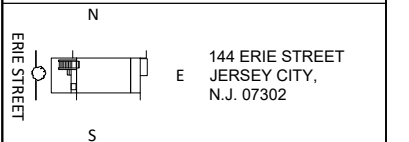
PROPOSED REAR YARD

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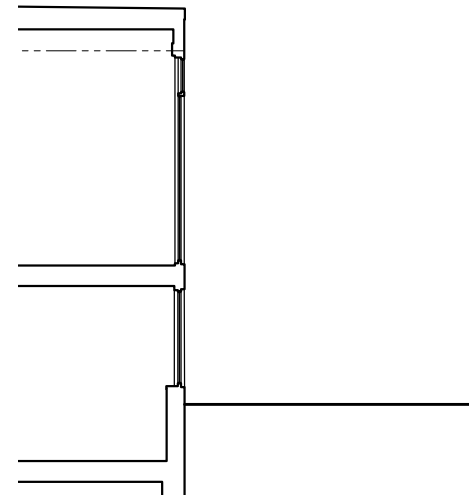
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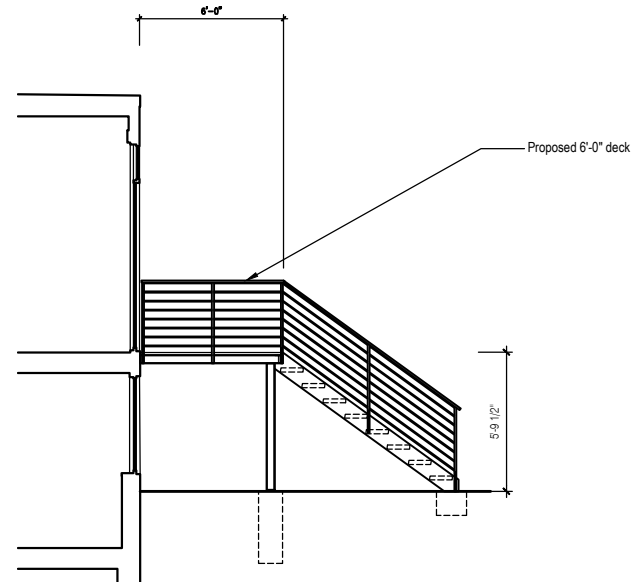
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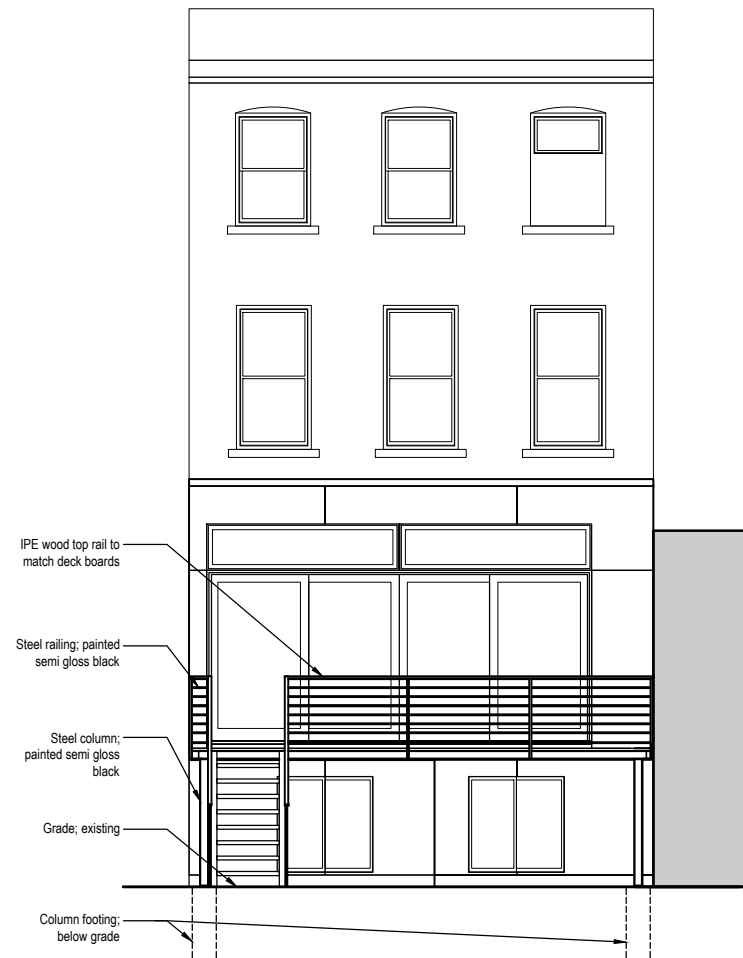
EXISTING SECTION
LOOKING NORTH



PROPOSED SECTION
LOOKING NORTH



REAR FACADE
PREVIOUSLY APPROVED H22-329



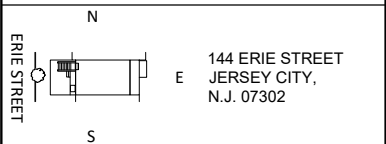
REAR FACADE WITH
DECK

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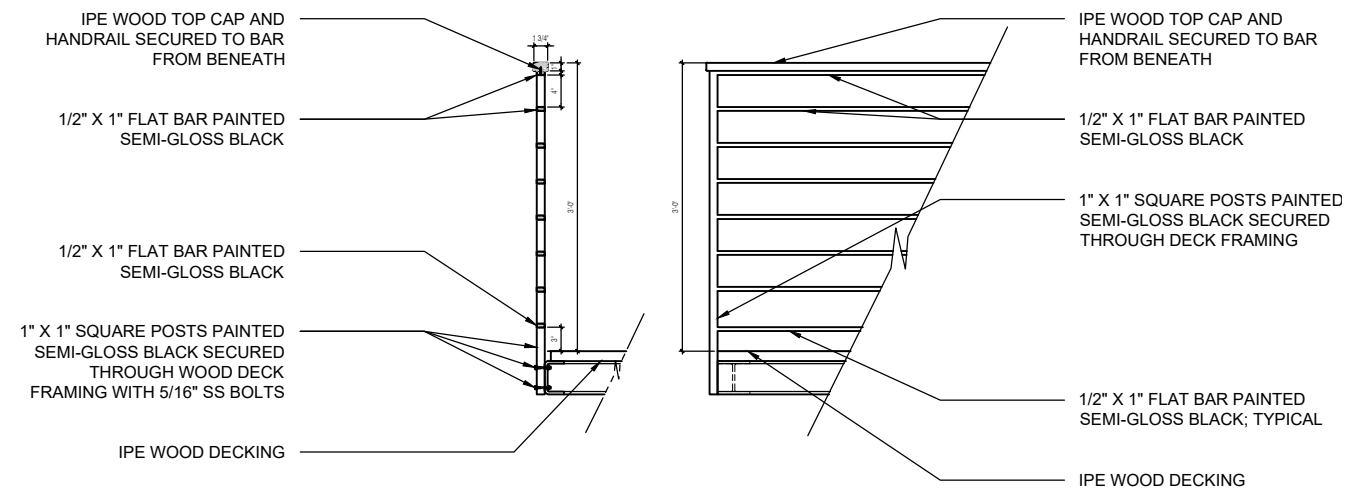
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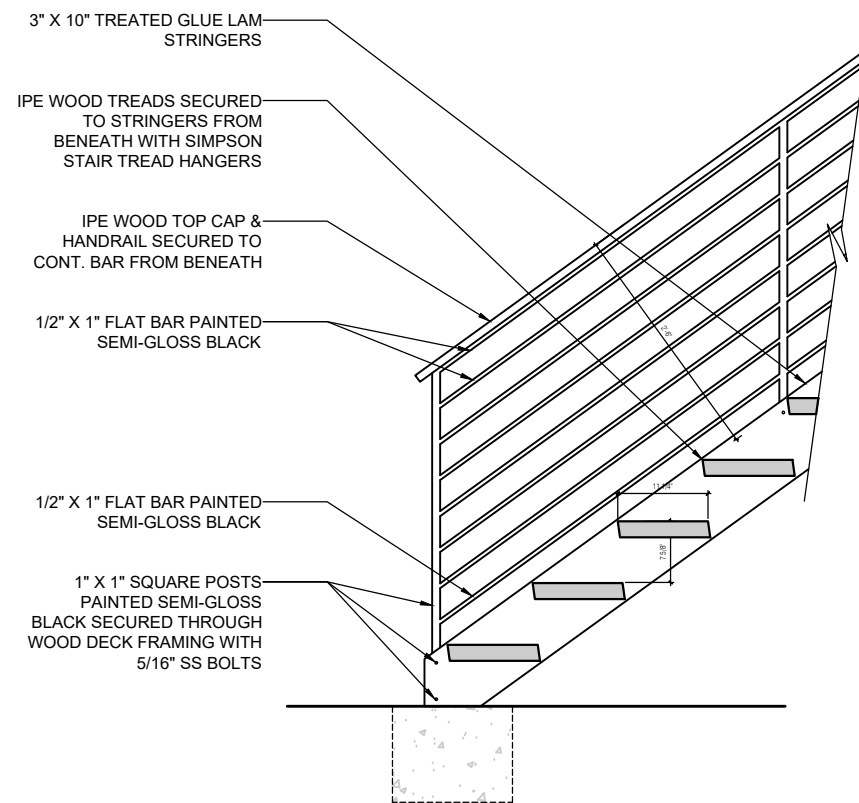
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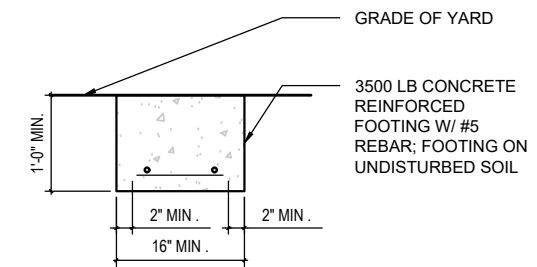
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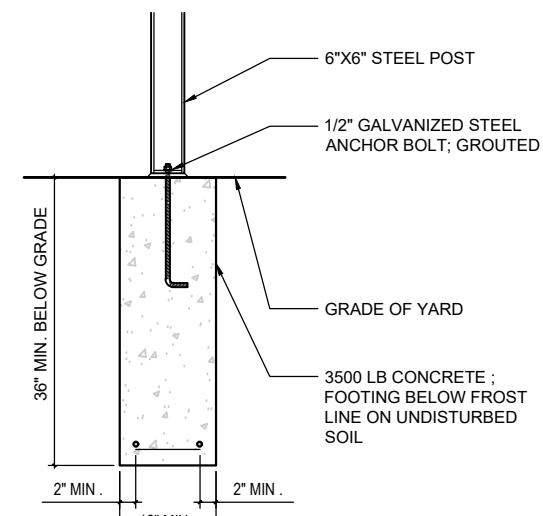
DECK RAILING DETAIL



STAIR DETAIL



STAIR FOOTING DETAIL

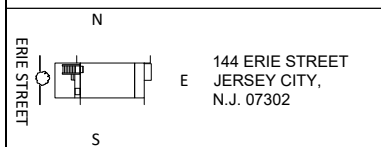


DECK POST FOOTING DETAIL

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