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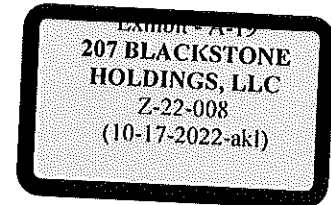
October 13, 2022

MEMO TO: City of Bayonne Zoning Board

FROM: Malvika Apte, PP/AICP  
Consulting City Planner

DATE: October 13, 2022

RE: 207 Blackstone Holdings, LLC  
Bulk Variances  
Planning Report # 1  
Block 60 Lot 18  
207 Avenue B  
Bayonne, New Jersey  
Our File: PBYZ0060.01  
Application # Z-22-008



As per your request, we have reviewed the aforementioned referenced application for bulk variances

The following documents were reviewed for this application:

- Application form;
- Seven (7) sheets of site plan titled "207 Avenue B, New Two Family Dwelling", dated December 23, 2021

We offer the following comments for the Board's consideration:

1. Summary of Application

The applicant, 207 Blackstone Holdings, LLC, is seeking bulk variances approval to construct a two family residential unit at the subject site. The subject site is identified as Block 60 Lot 18 is an interior lot, located on Avenue B between W48th and W49th Street. The site is approximately 0.063 acres ( 2,750.0 sq. ft.) rectangular shaped lot with 27.5 feet frontage and 100 feet depth.



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The site is currently vacant and is adjacent to a two story- multifamily building to the south and one-story building appears to be a residential use to the north. To the east ( opposite the site) appears to be 3 story rowhouses and to the west ( rear of the site) is a mix of 2.5 story residential dwellings.

2. Zoning and Bulk Variances:

(a) Use:

The subject site is located in the R-2 Detached/Attached Residential District. The proposed two family residential unit is a permitted use.

(b) Bulk Standards:

The following table notes the proposed development's compliance/non-compliance with the R-2 Zoning District regulations

Bulk Standards: R-2		
Design Standards	Requirements	Proposed
Minimum Lot Area (sq. ft.)	3,000	<b>2,750 (V)</b>
Minimum Lot Frontage (ft.)	30	<b>27.5 (V)</b>
Minimum Lot Width (ft.)	30	<b>27.5 (V)</b>
Minimum Lot Depth (ft.)	100	100
Minimum Front Yard Setback (ft.)	20	20
Minimum Side Yard Setback (ft.) (one/combined)	3/ 6	3.25/6.5
Minimum Rear Yard Setback (ft.)	20	20
Maximum Building Height (sty/ft.)	2.5 sty/35	<b>3 (V)/ 31.83</b>
Max. Lot Coverage (%)	70	57.63

v-variance



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(c) Parking Standards:

Design Standards	Requirement	Proposed
Minimum Off-Street Parking	1.5 spaces/ Unit = 3	3
Minimum Parking Space Dimensions Standard Space	10 ft. X 20 ft.	10 ft. x 20 ft.

3. Additional Comments:

- (a) The duplex apartment proposed on first and second floor, contains three bedroom along with a recreation room and another room that is labeled office. This office room contains an exterior window and can very much be used as a fourth bedroom. Applicant should discuss the design features proposed to be prevent usage of this unit as 4<sup>th</sup> bedroom. Per RSIS, for a four-bedroom unit the requirement is 2.5 spaces/unit.
- (b) We defer to the Board Engineer regarding drainage, storm water and other engineering issues related to the site.
- (c) The applicant should be prepared to discuss whether any additional permits/approvals are required by outside agencies.

4. Statutory Criteria

Bulk Variances: Bulk variances are required. These are commonly known as C variances. The Board has the power to grant c (1) hardship variance or a c (2) benefits vs. detriments variance.

An applicant requesting a c(1) variance must show that (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or structure lawfully existing thereon, the strict application of any would result in particular and exceptional practical difficulties or undue hardship upon the developer of such property.



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An applicant requesting a c (2) variance must prove that granting of the variance will advance the intent and purposes of the Municipal Land Use Law and that benefits of granting of the variance will substantially outweigh the detriments.

In both negative criteria must be addressed, no variance may be granted without showing that such a variance can be granted without substantial detriment to public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

If you should have any questions with regard to the above matter, please do not hesitate to call.

cc: Land Use Administrator  
Board Attorney  
City Engineer  
Zoning Officer  
City Planner  
Applicant's Attorney