

AMENDED APPLICATION  
NARRATIVE STATEMENT OF APPLICANT  
FOR MAJOR SITE PLAN AND BULK VARIANCE RELIEF

7 WEST 9<sup>TH</sup> STREET, BAYONNE, NEW JERSEY 07002  
BLOCK 283 LOT 23.01

The property at issue, 7 West 9<sup>th</sup> Street, (hereinafter the “property”), is a two-story commercial building located on the west side of Broadway, between Broadway and Avenue C. The property is located in the Office Retail Service District (ORS) zone based on the current zoning map of Bayonne. The property is owned by Zara Realty, LLC.

The applicant was previously approved for major site plan and bulk variance relief to allow the construction of three additional stories to the existing two-story building creating four new residential dwelling units.

The building presently is a vacant doctor’s office and is located in the Office Retail Service District (ORS) and is a permitted use in the zone. The parking standards require a minimum of 4 parking spaces. There are presently no parking spaces. The applicant does not propose any additional parking spaces.

After approval, applicant was advised by his engineer that the existing building foundation would not support the addition of three stories above the existing two stories.

Applicant is now requesting approval to demolish the existing two story building and construct a five story building with the same footprint and most importantly the same number of residential dwellings as the already approved building. Applicant has already submitted amended building plans that comply with the existing building codes. Approval of this amended application is the only impediment to commencing construction.

It is, therefore, respectfully requested that the Planning Board grant major site plan approval as well as bulk variance relief for rear yard setback (Ord. 35-5.10(e)(4) and Parking (Ord. 35:17-6) for this amended application.