

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

7 WEST 9TH STREET, BAYONNE, NEW JERSEY 07002
BLOCK 283 LOT 23.01

The property at issue, 7 West 9th 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 is requesting major site plan approval and bulk variance relief to allow the construction of three additional stories to the existing 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.

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).