

NARRATIVE STATEMENT OF APPLICANT
VITO SPANO FOR USE VARIANCE

16A West 49th Street, BAYONNE, NEW JERSEY 07002
BLOCK - 64 LOT - 33

The 49th Street, property at issue, 16A West (hereinafter the "property"), is a single story brick garage located on the south side of 49th Street between Broadway and Avenue C. The property is located in an R-2 zone based on the current zoning map of Bayonne. The property is owned by Vito Spano.

The property is an existing single story brick building previously used as a bus garage. The proposed use is a sign / awning manufacturer.

The property although located in an R-2 Zone, is a single story brick building was built at least 80 years ago and has had various uses over th years including a bus garage.

Applicant intends to use of the property as sign / awning manufacturing business. Applicant anticipates having one (1) employee. The business will receive and store material and create and install signage and awnings for businesses in the local area. Merchandise will be delivered by pick up truck that will load and unload same-day.

The anticipated hours of operation are between 8:00 AM and 5:00 PM.

It is therefore respectfully requested that the Bayonne Zoning Board approve a use variance of Ordinance 35-5.3 for a sign / awning business in the existing R-2 District.