

A-4

53-55 BROADWAY  
NARRATIVE STATEMENT OF APPLICANT  
FOR USE VARIANCE AND BULK VARIANCE

53-55 BROADWAY, BAYONNE, NEW JERSEY 07002  
BLOCK - 369 LOT - 24

The property at issue, 53-55 Broadway, (hereinafter the "property"), is a semi-attached 2-family residential dwelling located on the west side of Broadway, between 2<sup>nd</sup> Street and Marion Court. The property is located in an R-2 zone based on the current zoning map of Bayonne. The property is owned by Raafat and Mona Ikladous.

The subject property was previously approved by the Zoning Board of Adjustment as a 2-family dwelling (Z-18-014). The Applicant is proposing to expand the existing two family home by adding a 2 story addition to the south of the existing structure. The proposed use will meet all building and fire code requirements as a 2-family dwelling.

The present application is necessary because the subject property is located in an R-2 Zone which does not permit attached dwellings. The preexisting dwelling satisfies the existing parking requirements and would not be an anomaly in the neighborhood and would have no detrimental effect on the surrounding area.

It is therefore respectfully requested that the Bayonne Zoning Board approve the expansion of the non-conforming attached dwelling as a use variance 35-5.3 in the existing R-2 district.