

NARRATIVE STATEMENT OF APPLICANT  
FOR PARKING VARIANCE

23 WEST 40<sup>th</sup> STREET, BAYONNE, NEW JERSEY 07002  
BLOCK - 101 LOT - 13

The property at issue, 23 West 40<sup>th</sup> Street (hereinafter the "property"), is a 2-family residential dwelling located on the North side of 40<sup>th</sup> Street between Broadway and Avenue C. The property is located in the R-2 Residential District (R-2) based on the current zoning map of Bayonne.

Applicant is seeking to construct a one-car carport at the front of the dwelling which enters and exits onto West 40<sup>th</sup> Street. The zoning ordinance requires that the carport measure a minimum of 16 feet 6 inches minimum depth.

The proposed carport measures 16 feet 6 inches in depth from the basement foundation wall to the existing sidewalk. The carport measures 9 feet 10 inches deep from a point closest to the dwelling, is 16 feet 3 inches wide in the area usable to enter and exit any car in the carport.

Several dwellings along West 40<sup>th</sup> Street and the surrounding neighborhood have similarly constructed carports.

In the proposed configuration, there will be there is 23 feet 4 inches distance from the curb to the basement foundation wall. There presently is approximately 9 feet from the curb to the edge of the property line which will be the beginning of the paved carport.

It is respectfully requested that the Bayonne Planning Board approve the request for a variance of the parking stall size requirement under Ord. 35-17.5.