

NARRATIVE STATEMENT OF APPLICANT
FOR PARKING VARIANCE

167 PROSPECT AVENUE, BAYONNE, NEW JERSEY 07002
BLOCK - 429 LOT - 28

The property at issue, 167 Prospect Avenue (hereinafter the "property"), is a 1-family residential dwelling located on the West side of Prospect Avenue between 26th and 27th Street. 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 Prospect Avenue. The zoning ordinance requires that the carport measure a minimum of 16 feet 6 inches minimum depth.

The proposed carport measures 14 feet 11 inches in depth from the basement foundation wall to the existing sidewalk. The carport measures 10 feet 5 inches wide in the area usable to enter and exit the carport.

Several dwellings along Prospect Avenue and the surrounding neighborhood have similarly constructed carports.

There presently is approximately 11 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.
