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## **Narrative Statement of Applicant St. Peter & Paul's Greek Church**

93 West 27<sup>th</sup> Street is a pre-existing 1-family house. 95 West 27<sup>th</sup> Street is a pre-existing 2-family house. 94-96 West 28<sup>th</sup> Street is the Saint Peter & Paul Orthodox Church. Between the church on 28<sup>th</sup> Street, and the houses on 27<sup>th</sup> Street, there is a church annex building which is used by the church for bible study and church events.

Under the existing conditions at the site, the houses at 93 and 95 West 27<sup>th</sup> Streets are both located on lot 2. The church is located on lot 24. The annex building is located on both lots 2 and lot 24, the lot line essentially cuts the annex building in half.

Applicant proposes subdividing lot 2 so that 92 and 95 West 27<sup>th</sup> Streets each have their own lot. Applicant proposes moving the rear lot line of lot 24 further back, so that the annex building is entirely contained on the same lot as the 28<sup>th</sup> Street church building itself, and no longer lies on two different lots. No physical changes are proposed at the site, all structures and uses will remain the same.

It should be noted that the applicant sought similar relief in a prior application number Z-21-14, and at the time that application was denied the Zoning Board expressed the opinion that the need for variance relief could be reduced by extending the lot on 93 West 27<sup>th</sup> Street to 100' in depth, because it would eliminate the need for a variance for lot depth. Therefore the Applicant has now changed the plan from that earlier application so as to extend the depth of the proposed new lot at 93 West 27<sup>th</sup> Street to 100', in accordance with the Board's recommendation.