

215 PROSPECT AVENUE  
NARRATIVE STATEMENT OF APPLICANT  
FOR MAJOR SITE PLAN AND BULK VARIANCE RELIEF

215 PROSPECT AVENUE, BAYONNE, NEW JERSEY 07002  
BLOCK - 421 LOT - 18 QUAL 101

The property at issue, 215 Prospect Avenue, (hereinafter the "property"), is a mixed use building located between East 29<sup>th</sup> and East 30 Streets based on the current zoning map of Bayonne. The property is located in the R-2 residential zone. The property is owned by Michael Alvarez. It is presently configured as a three (3) story condominium building containing a commercial deli on the first floor that has been closed for several years; the second floor contains one residential condominium unit; and the third floor contains one residential condominium unit.

The applicant seeks a "D" variance, major site plan approval and bulk variance relief to convert the first floor commercial space into a single residential condominium unit. The R-2 zone does not permit multi-family dwellings.

The Parking standards require a minimum of (4) parking spaces for the total number of condominiums in the building. There are presently no parking spaces. Applicant does not propose any additional parking spaces.

It is therefore respectfully requested that the Bayonne Zoning Board of Adjustment approve the application along with the requested bulk variances.