

## STATEMENT OF THE APPLICANT

This is an application for a certificate of nonconformity for a three-unit residential property located at 27 East 3rd Street, Bayonne, New Jersey 07002. The property fronts East 3<sup>rd</sup> Street on the northwest corner of East 3<sup>rd</sup> Street and Lord Avenue and has a detached two-car garage accessible from Lord Avenue. The property is configured as a three-family home and has been used as such prior to the 1995 adoption of the ordinance establishing the R-2 Zone in which the property is located.

The subject property is three stories, each of which contains a separate residential apartment. The first-floor apartment has a full kitchen, three bedrooms, and one bathroom. Similarly, the second-floor unit has a full kitchen, three bedrooms, and one bathroom. And the third-floor apartment has a full kitchen, two bedrooms, and one bathroom. Each apartment has separate heating units, water heaters, and electric meters, as well as two means of ingress and egress via separate internal staircases.

The Applicants purchased the property from one of the Applicant's relatives in February 2016, and they have used it as a three-family home since taking title. While they have made cosmetic improvements to the property during their ownership (e.g., paint, new appliances, and the like), the Applicants have not made any structural alterations to the property or changed its layout in any way.

Prior to February 2016, the Applicant's relatives had used the property as a three-family home since they purchased it in August of 1997. Specifically, a great aunt lived on the third floor, another great aunt occupied the second floor, and the Applicant's grandmother lived in the first-floor unit. During their ownership, no material alterations were made to the property, nor was its layout changed in any way.

Going back further, the Applicant's relatives purchased the property from a family who had owned it since June of 1945. At the time of the purchase in 1997, the property was not only configured exactly as it is now (i.e., as a three-family home), but it was an older home, having not been updated or renovated in decades. More tellingly, the family from whom they purchased the property had registered it as a three-unit dwelling with the New Jersey Department of Community Affairs ("DCA") as early as October 1974.

Aside from the historical use of the property as a three-family home, there is other physical evidence which confirms that the property has been used as a three-family home prior to 1995, including wood trim, cabinets, radiators, and panels of bygone eras, as well as emergency signage and alarm devices required by the DCA for three-family homes.

In sum, the property is configured and used as a three-family home, no changes have been made to the property's layout since 1995 (if ever), and it was registered with the DCA as a three-family home as early as 1974. In other words, the property has maintained the same three-unit configuration since long before 1995, when the R-2 zoning took effect. In view of the foregoing, the Applicants believe a certificate of conformity should be granted.