

A-4

STATEMENT OF THE APPLICANT

This is an application for preliminary and final major site plan approval involving multiple bulk variances. The Applicant proposes to construct a new, a 3-story building consisting of 5 residential units. One unit on the ground floor and two units on each remaining floor, floors two and three. The proposed use conforms to the uses permitted within the R-M High Density Residential District which is within the Transit Development Overlay District. The proposed project also requires several variances including parking and bulk requirements in the District.

The property to be developed is located at 38 East 25th Street (Block 191, Lot 6). The property is a rectangular-shaped vacant lot directly abutting 25th Street, having a width of 25 feet and runs approximately 145 feet deep. The proposed project embraces the intent of the purpose of the Zoning Regulations of the City of Bayonne by using creative development and design techniques to promote a desirable visual environment, to promote and encourage a broad range of housing choices and residential growth, especially in a high density district. Additionally, the proposed project fits the growing and changing surrounding area by replacing an eyesore with a new building which promotes additional housing choices in this high density district.

The subject property is currently a single family home among large residential development and commercial spaces. The Applicant proposes plans to replace the single family home with the construction of a three story, multi-family building consisting of 5 residential units designed to be consistent with the intent of the Zoning Code, as well as in the best interest of the neighborhood.

The Applicant's proposed plan conforms to City Ordinances relating to use. The Applicant's proposed plan conforms to City Ordinances relating to the bulk requirements, except for the side yard setback, minimum lot frontage, minimum lot area, maximum lot coverage, and parking. The requested variances do not burden or negatively affect the

residents of the nearby area (or the City, in general) in any way. The development and improvement of the underused lot, in fact, serves to improve the neighborhood by beautifying the area and making a more intelligent use of the property.

In sum, Applicant's proposed site plan, including the approval of bulk variances will only serve to enhance the area. Additionally, the Applicant contends that the proposed project furthers the intent and purpose of the purpose of the Zoning Regulations of the City of Bayonne.