

**Narrative Statement 646 JFK LLC for Application for Variance Relief
646 John F. Kennedy Boulevard (Block 188, Lot 40)**

Applicant is the owner of one (1) parcel located at the corners of John F. Kennedy Boulevard and W 25th Street in Bayonne, New Jersey. For the purposes of this application and narrative the property is located at 646 John F. Kennedy Boulevard and is identified as Tax Block 188, Lot 40 (the "Property"). The Property is located within the R-2 Detached/Attached Residential District (the "R-2 Zone") and is governed by the Zoning Regulations of the City of Bayonne ("Bayonne Regulations").

Applicant proposes to convert the existing mixed-use building into a three (3) family home (the "Project") as detailed in the architectural plans prepared by Alan Feld Architect, dated January 19, 2021.

More specifically, the Project seeks to convert the existing building containing two (2) dwelling units and ground floor commercial space into a three (3) family home with three (3) dwelling units.

As to the Property, it is an undersized lot at 1,226 square feet and the building is three (3) stories tall and approximately 3,150 square feet. Moreover, the structure of the building on the Property is existing and is nonconforming; the Project does not expand the existing structure.

Applicant will be requesting the following variances: (1) a use variance to permit a three (3) family home; (2) a variance for parking where four and a half (4.5) spaces are required and none are proposed; (3) bulk variances associated with the use; and (4) any relevant variances, waivers, exemptions or deviations which may become necessary during the review and processing of the application.