

**23 COTTAGE STREET
NARRATIVE STATEMENT OF APPLICANT
FOR USE VARIANCE AND PARKING VARIANCE**

**23 COTTAGE STREET, BAYONNE, NEW JERSEY 07002
BLOCK - 319 LOT – 6.01**

The property at issue, 23 Cottage Street, (hereinafter the “property”), is a two story mixed use commercial/residential building located on the South side of Cottage Street between Orient Street and Broadway. The property is located in the R-2 District zone based on the current zoning map of Bayonne. The property is owned by Beverly Ortega and Frank Ortega under the business known as Dial Property, LLC.

The structure was built in the early 1900’s. The ground floor commercial space has been used over the years for various commercial uses such as a machine shop and commercial storage space. The building is located immediately adjacent to Hudson Awning – an awning fabrication business. Also along the south side of Cottage Street is the Bayonne Patio Bar and Grill; several residential apartments with frontage immediately adjacent to the sidewalk; and a vacant tavern located at the corner of Orient Street and Cottage Street. Across the street at the corner of Orient Street and Cottage Street is an abandoned auto repair garage and a commercial garage used by a local contractor.

While the subject property is located in and R-2 Zone, this particular area of Cottage Street is not solely used for residential purposes.

The property has been occupied as an Art Gallery since 2018 by Emma Louise Campbell O’Neill who is the owner and operator of the Doll Haus II Art Gallery.

The proposed plan requires no internal or external modifications to the building. The proposed use will meet all building and fire code requirements.

The Parking standards require a minimum of 3 parking spaces. There are presently no parking spaces. Applicant does not propose any additional parking spaces.

It is therefore respectfully requested that the Bayonne Zoning Board approve a Use Variance for the R-2 Zone and Ord. 35:17-6 Parking spaces.