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Narrative Statement of Applicant

14 O'Brien Court (the "Property") is currently in use as a one family house with three parking spaces in the back yard. Applicant seeks to add a kitchen to the second floor, and convert it to a separate unit. This would make 14 O'Brien Court a 2 family house and that is the only alteration applicant proposes.

No Site plan Approval Required

No site plan approval is required for two family houses per Bayonne ordinances § 33-4.3 and applicable state law.

Variance Relief Being Sought

Two family houses are a permitted use in the R-2 district so no use variance is required. Applicant is providing 3 parking spots thus no parking variance is needed. According to the tax record, the property was built in 1920, thus there are certain bulk variances for frontyard set back, sideyard setback and lot coverage that are mitigated by their pre-existing nature. And since the use is a permitted one, applicant would not be expanding any prior non-conforming use, and the pre-existing nature of what bulk variances apply would be appropriate and necessary under these circumstances. If applicant's proposal is approved this building would be one of many two-family houses in the immediate neighborhood, adding housing to the district, and the proposed construction would be in overall conformity with the zoning plan.