

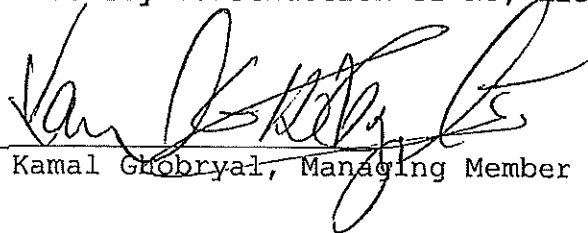
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APPLICANT'S STATEMENT

Applicant is the of the property at 64 West 31st Street, also known as Lot 22 in Block 157, Bayonne, New Jersey 07002. The lot is presently improved by a one-family residence in the R-2 zone. The house has 7 bedrooms and had been used previously as a rooming house.

The Applicant seeks to convert the premises into a two-family residence using the existing structure and adding two off-street parking spaces. The application seeks bulk variances to the Bayonne Municipal Ordinances for the pre-existing conditions related to front yard setback (35-5.3.e.3), rear yard setback (35-5.10.e.4) and side yard setback (35-5.3.e.5); building height (35-5.3.e.6) and lot area (35-5.3.e.1). Variances are also sought for off-street parking (35-17.6.b) and parking stall size (35-17.5.a).

A & K Jersey Construction of NJ, LLC



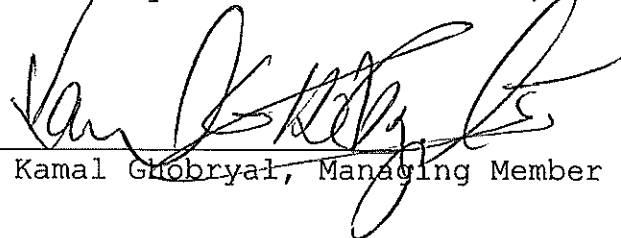
BY: Kamal Ghobryal, Managing Member

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The Applicant seeks to convert the premises into a two-family residence using the existing structure and adding two off-street parking spaces. The application seeks a use variance for conversion to two-family as well as variances to the Bayonne Municipal Ordinances for the pre-existing conditions related to front yard setback (35-5.3.e.3), rear yard setback (35-5.10.e.4) and side yard setback (35-5.3.e.5); building height (35-5.3.e.6) and lot area (35-5.3.e.1). Variances are also sought for off-street parking (35-17.6.b) and parking stall size (35-17.5.a).

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