

## JUSTIFICATIONS OF VARIANCES

### PROPOSED SUBDIVISION

**93-95 WEST 27<sup>TH</sup> STREET AND 94-96 WEST 28<sup>TH</sup> STREET (BLOCK 170, LOTS 2 AND 24)  
CITY OF BAYONNE, HUDSON COUNTY, NEW JERSEY**

An application has been filed for the above-noted property (subject property) with the Bayonne Planning Board for approval of a Minor Subdivision Plan; approval of a Preliminary and Final Major Site Plan; approval of “d(3)” conditional use variances for minimum lot area, minimum setback from any property line, and minimum landscaping buffer; and approval of bulk “c” variances for minimum lot area, minimum setback from any property line, minimum lot frontage, minimum lot width, minimum lot depth, minimum rear yard setback, minimum side yard setbacks (one side and both sides), and maximum lot coverage pursuant to N.J.S.A. 40:55D-70.c.

### PROPERTY DESCRIPTION

The subject property is identified as Block 170, Lots 2 and 24 located at 93-95 West 27<sup>th</sup> Street and 94-96 West 28<sup>th</sup> Street, respectively, in the City of Bayonne. Lot 2 is an oversized lot with an area of 6,675 square feet, with a lot width of 50 feet and an approximate lot depth of 134 feet. Lot 2 is improved with a 2½-story, two-family dwelling and a 2½-story, single-family dwelling. Lot 24 has a lot area of 6,690 square feet, with a lot width of 50 feet and an approximate lot depth of 134 feet. Lot 24 is improved with a house of worship. A 1-story accessory building is currently located on both Lots 2 and 24. This accessory building is an annex use for the church. Both lots are under the ownership of the house of worship. There is no off-street parking provided on any of the properties, however, associated parking (11 spaces) is provided for the church on Lot 26, located to the east of Lot 24. The subject property is located in the Detached/Attached Residential (“R-2”) District.

### PROJECT DESCRIPTION

The purpose of this application is to subdivide Lot 2 into two lots (Proposed Lot 2.01 and Proposed Lot 2.02) and reconfigure Lot 24 (Proposed Lot 24.01) by increasing the lot depth by moving the rear lot line to the south to encompass the 1-story, accessory annex building. The project does not propose any alterations to the existing buildings on the subject property. No site improvements are proposed. Through the subdivision, Proposed Lot 2.01 (“Lot 2.01”) located at 95 West 27<sup>th</sup> Street will encompass the 2½-story, two-family dwelling and have a lot area of 2,015 square feet with a lot width of 26 feet and lot depth of 77.5 feet, and Proposed Lot 2.02 (“Lot 2.02”) located at 93 West 27<sup>th</sup> Street will encompass the 2½-story, single-family dwelling and have a lot area of 2,100 square feet with a width of 24 feet and a lot depth of 87.5 feet.







**Negative Criteria**

Granting the requested variances will not result in a substantial detriment to the public good or general welfare. The proposed subdivision will not result in any physical alterations to the existing properties and existing buildings. The proposed project will maintain the existing residential and house of worship uses.

Granting the requested variances will likewise not result in a substantial detriment to the intent and purpose of the zone plan and zoning ordinance. The proposed project is consistent with the residential intent and bulk standards of the R-2 District including principal use and building heights. The proposed project will maintain the existing residential uses and house of worship use in the residential R-2 District.

**CONCLUSION**

The requested variances for the proposed project are justified and can be granted in that both the positive and negative criteria have been met pursuant to N.J.S.A. 40:55D-70.c. The Applicant reserves the right to supplement the foregoing reasons with expert testimony at the Bayonne Planning Board hearing.