

490 AVENUE REALTY, LLC
NARRATIVE STATEMENT OF APPLICANT
FOR BULK VARIANCE AND PARKING VARIANCE

490 AVENUE C, BAYONNE, NEW JERSEY 07002
BLOCK - 210 LOT - 44

The property at issue, 490 Avenue C, (hereinafter the “property”), is a two-story mixed-use building located on the east side of Avenue C, between 21st and 22nd Streets. The property is located in the C-1 Neighborhood Commercial District zone based on the current zoning map of Bayonne. The property is owned by 490 Avenue Realty, LLC.

The building is presently configured as a two-story mixed-use building with a commercial space on the first floor occupied by a liquor store and a second floor consisting of one residential apartment. The ground floor commercial space extends 90 feet from the sidewalk towards the rear of the property. The second floor residential apartment extends only approximately 60 feet from the sidewalk towards the rear of the property.

The applicant proposes to extend the second floor to cover the entire ground floor structure and create a second residential apartment. The applicant also proposes to build a third floor at the rear of the building creating a third residential apartment with a roof deck occupying the front portion of the second floor roof.

The C-1 Neighborhood Commercial District Zone requires a 20 foot rear setback. The applicant proposes to maintain the existing 7 foot 7 inch rear yard setback. The Parking standards require a minimum of 4 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 variances for Ord. 35-5.10(e)(4) Rear Yard Setback; and Ord. 35:17-6 Parking spaces.