

NARRATIVE STATEMENT OF APPLICANT  
FOR BULK VARIANCE AND PARKING VARIANCE  
398 BROADWAY, LLC  
398 BROADWAY, BAYONNE, NEW JERSEY 07002  
BLOCK - 226 LOT - 44

The property at issue, 398 Broadway, LLC (hereinafter the “property”), is a two-story mixed-use building located on the east side of Broadway, between East 18<sup>th</sup> and East 19<sup>th</sup> Streets. The property is located in the Central Business District (CBD) zone based on the current zoning map of Bayonne. The property is owned by 398 Broadway, LLC.

The property is currently vacant but was previously occupied by a Latin Dance Studio on the first floor and two residential apartments on the second floor.

The present owner intends to continue the use as a Latin Dance Studio. The proposed plan calls for an extension of the ground floor rear and second floor to the rear of the building to include additional space for the dance studio and additional room for the residential portion of the building. The proposed use will meet all building and fire code requirements.

The CBD Zone requires a 20- foot rear setback. Applicant proposes a 10- foot setback. The Parking standards require a minimum of 5 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.