

QUATTRO AMICI, LLC
NARRATIVE STATEMENT OF APPLICANT
FOR MAJOR SITE PLAN AND BULK VARIANCE RELIEF

585 AVENUE E, BAYONNE, NEW JERSEY 07002
BLOCK - 121 LOT - 25

The property at issue, 585 Avenue E, (hereinafter the “property”), is a four (4) family dwelling located on the West side of Avenue E between East 36th and East 37th Streets based on the current zoning map of the City of Bayonne.

The property is located in the TDD District zone. The property is owned by Quattro Amici, LLC and presently contains two (2) two-bedroom apartments located on the first floor; and two (2) two-bedroom apartments located on the second floor.

The applicant is seeking to construct a studio dwelling unit in the existing finished portion of the basement. Applicant is seeking major site plan approval and bulk variance relief as set forth in detail on the site plan prepared by Kawalek & Kawalek Architects.

The parking standards require a minimum of five (5) parking spaces for the total number of dwelling units in the building. There are presently no parking spaces and the applicant does not propose any additional parking spaces.

It is therefore respectfully requested that the Bayonne Planning Board approve the site plan application along with the requested bulk variances.