

NARRATIVE STATEMENT OF APPLICANT  
FOR BULK VARIANCE RELIEF  
12 WEST GRAND STREET  
BAYONNE, NEW JERSEY 07002  
BLOCK - 64 LOT - 29

The property at issue, 12 West Grand Street, (hereinafter the "property"), is located at Broadway and West 49<sup>th</sup> Street based on the current zoning map of Bayonne. The property is located in the R-2 residential zone and is owned by St Maria Group Corp. It is presently a one-family residence and the applicant is proposing to raze the present structure and construct a two and a half story new two-family residence. The applicant is seeking a variance for minimum lot area.

It is therefore, respectfully, requested that the Bayonne Zoning Board of Adjustment approve the application along with the requested variance.