



City of Bayonne
DEPARTMENT OF MUNICIPAL SERVICES
DIVISION OF PLANNING & ZONING
MUNICIPAL BUILDING
630 AVENUE C
BAYONNE, NJ 07002
TELEPHONE: 201-858-6110 Fax: 201-858-6185
E-MAIL: TTuohy@BAYNJ.org



JAMES M. DAVIS
MAYOR

October 27, 2022

Paul N. Weeks, Esq.
Raff, Masone & Weeks, P.A.
Attorneys At Law
1083 Avenue C
Bayonne, New Jersey 07002

Re: Change of use from a two-family to a four-family dwelling
46 West 21st Street; Block 216, Lot 32

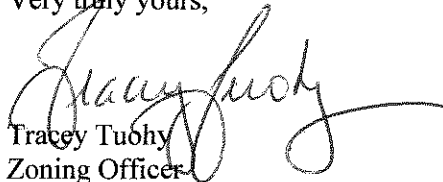
Dear Mr. Weeks:

I am writing in response to your October 14, 2022 letter in which you state you represent the property owner, Mr. Kamal Girgis, for the continued use as a four-family dwelling at the above referenced property.

As you know the property is located in the R-2 – Detached/Attached Residential District where only one and two-family homes are permitted. City Tax records recognize this property as a two-story, two-family dwelling. This property is not a pre-existing nonconformity and the use as a four-family dwelling is not permitted according to Section 35-5.3 of the City of Bayonne Zoning Ordinance. Violation #s SC-050851, 050852, 050853 were provided where the Zoning office found the illegal dwelling units.

I have reviewed the plans prepared by DAL Design Group with a last revision date of September 19, 2022 and determined that, in order to change the use of this property from a two-family to a four-family dwelling, your client will need to apply to the Zoning Board of Adjustment for major site plan review and approval as well as a use variance. It also appears that bulk variances will be required for number of off-street parking spaces. Upon review of a complete application and plans by the Board professionals, it may be determined that additional relief is required. Should your client wish to submit an application to the Zoning Board of Adjustment, please contact Alicia Losonczy, Land Use Administrator, at 201-858-6182.

Very truly yours,


Tracey Tuohy
Zoning Officer

/tt

cc: Alicia Losonczy, Land Use Administrator