

STATEMENT OF APPLICANT

Salvatore Moscato 299 Avenue C Bayonne NJ

The applicant is the owner of the three-unit building located at 299 Avenue C Bayonne New Jersey. The subject building is a 2-story structure on a 25ft by 110ft lot in the R-3 zone.

The Building currently has two residential apartments on second floor and a first floor commercial space that is currently vacant. Applicant seek to have the commercial space converted to an two-bedroom apartment.

The proposal will bring the property into conformance with the R-3 zoning district requirements. All proposed work will take place within the existing building envelope. There are no additions or site work proposed.

The applicant also seeks a parking variance. No off-street parking is provided on the 25 foot wide lot and it is not possible to provide new parking spaces.

The applicant's position is that it would be difficult for him to find a quality tenant to rent the commercial space since there is no off street parking and limited parking off site for customers of a commercial establishment. Hence this would be an undue hardship for the applicant. Further, the property is best suited for a 3-family since it would be conforming with the current R-3 zone. The deviation from the variance would substantially outweigh any detriment to the public and in fact converting the commercial space to residential would be a better use of the space and conform to the City's current zoning plan.



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