

**APPLICANT'S STATEMENT**


17 Hartley Place  
Bayonne, New Jersey 07002

Applicant is the owner of an undersized vacant lot at 17 Hartley Place, Bayonne, New Jersey. Applicant is applying for bulk variances in order to construct a new one-family dwelling on a lot that would otherwise be vacant.

The subject interior undersized vacant lot previously had a very old dilapidated dwelling on it. That dwelling, which was uninhabitable, was demolished by the Applicant. The Applicant's lot is similar in size to the other lots on the block. A new home is preferable to a vacant lot. The proposed dwelling will conform with the Zoning Ordinance's side, front and rear setbacks; off street parking; and building height requirements.

If the bulk variance is granted, Applicant intends to build a one-family dwelling on the lot and enhance the neighborhood.

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BY: .  
**EMIL SOURS**