

APPLICANT: 177 3RD STREET, LLC
PREMISES: 33 EAST SECOND STREET
BLOCK 371, LOT 2
ZONE DISTRICT: R-2 (DETACHED/ATTACHED RESIDENTIAL)

STATEMENT OF THE APPLICANT

177 3rd Street, LLC (the “Applicant”) is the owner of property identified as Block 371, Lot 2 on the Tax Maps of the City of Bayonne and commonly known as 33 East Second Street (the “Property”). The Property is comprised of 3,179 square feet and improved with a single-family dwelling consisting of 1,700 square feet. The Property is in the City’s R-2 Detached/Attached Residential Zoning District (the “R-2 Zone”), which permits, in relevant part, detached two-family residential dwellings.

The Applicant is requesting bulk (“c”) variance relief to modify and convert the existing single-family dwelling into a two-family home (the “Proposed Home”).¹ To achieve this, the Applicant is proposing to construct a two-story addition consisting of 1,602 square feet to the existing structure.² The Proposed Home, which will be comprised of approximately 3,302 square feet, will contain two, three-bedroom dwelling units. The Proposed Home will be supported by three on-site parking spaces (including two spaces in the existing rear yard garage), as required by the City’s Zoning Regulations (the “Code”). Additional proposed improvements include grading modifications and the installation of new concrete and pavement.

As part of the Application, the Applicant is requesting a bulk (“c”) variance pursuant to N.J.S.A. 40:55D-70c(2) from Section 35-5.3.e of the Code to permit a maximum lot coverage of 93.23%, where a maximum lot coverage of 70% is permitted in the R-2 Zone. As is detailed in the “Schedule of General Requirements” included on Sheet 1 of 2 of the “Variance Plan” prepared by EKA Associates, P.A., the Applicant is also seeking to continue existing nonconformities for minimum lot frontage, minimum front yard setback, and minimum side yard setbacks, none of which are being exacerbated by the instant application.

The Applicant will present expert testimony and evidence establishing that the Application can be granted without substantial detriment to the public good, and without substantial impairment of the intent and purposed of the zone plan and Code. The evidence will further show that the construction of the Proposed Home will advance the purposes of the Municipal Land Use Law and the public good.

¹ Pursuant to Code Section 33-4.3.a.1 “site plan review is not required for new construction of, or additions to, detached one and two dwelling unit buildings and their customary accessory structures.”

² Addition to 1st Floor Area: 389 square feet + Addition to 2nd Floor Area: 1,213 square feet = Addition Total Area: 1,602 square feet.