

CECININI LAW GROUP

1081 AVENUE C
BAYONNE, NJ 07002

201-354-9305
201-603-6614 FAX
PETER@CECININILAW.COM

PETER CECININI, ESQ.
MATTHEW LAMMERTSE, ESQ.
LAUREN ROSS, ESQ.

NARRATIVE STATEMENT Block 33, Lot 16, 295 Avenue B

295 Avenue B is a pre-existing nonconforming commercial mixed use building in the R-2 zone. It currently comprises of 3 residential units and one commercial storefront unit, plus a 4-car garage. The applicant seeks to convert the commercial unit, which has been vacant for some time, to residential use. This proposed conversion would cover the existing “bodega” style storefront unit with an attractive façade and residential style windows, bringing the site into conformity with the residential nature of the neighborhood.

Use Variance. The conversion of the commercial unit to residential use requires a use variance, since the conversion would essentially make this into a 4-family house in the R-2 zone. The requested conversion would not add any units, since the fourth unit was pre-existing, it would only change the fourth unit’s use from commercial to residential. Granting such a variance would bring this pre-existing property into closer conformity with the residential character of the R-2 zone than if it remained in its current commercial use.

Usable Open Space Variance. A bulk variance is also required for usable open space. This variance is appropriate and should be granted due to the pre-existing construction of the property. Because the pre-existing building and garage in the rear occupy nearly the entire footprint of the lot, it is not possible to add usable open space at the site without reducing parking. The shortage of usable open space is partially mitigated by the property’s proximity to Richard Rutkowski park approximately two block away.

Parking Variance. Finally a parking variance is required due to the existing nature of the site. The property has four existing garage parking spaces in the rear yard, whereas 4.75 spots are required without a variance. It is not possible to fit any more parking on the site. The parking requirement is partially mitigated due to the property’s location 1 block away from the public transportation available on Kennedy Boulevard.