



City of Bayonne
DEPARTMENT OF MUNICIPAL SERVICES
DIVISION OF PLANNING & ZONING
MUNICIPAL BUILDING
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JAMES M. DAVIS
MAYOR

February 16, 2023

Mr. William Caban
67 West 18th Street
Bayonne, New Jersey 07002

Re: Proposed Repair to Fire Damaged Two-Family Dwelling
67 West 18th Street; Block 224, Lot 17

Dear Mr. Caban:

On behalf of the City of Bayonne, along with our City Engineer, I have reviewed the revised plans that were received by my office on February 8, 2023 (no revision date listed) for the proposed fire damage repair at the above-referenced property located in the R-2 Detached/Attached Residential District. Please be advised that I may not approve these plans until we receive further clarification regarding a discrepancy in the use; specifically the number of dwelling units.

My initial review of the plans received on September 13, 2022 prepared by Jason Peist Architect, LLC, dated April 25, 2022, designate the property as a two-family dwelling. The cover sheet of the plans indicated that there was to be no change in zoning, building height, volume or existing two-family use, therefore, it was my determination that a Zoning Permit would not be required for the proposed repair.

As noted earlier, revised plans were then submitted to the Building Department, received on February 8, 2023 (with no revision date listed). It appears these new plans describe the project for a three-family dwelling; the building data lists an existing two-family structure, however, the building use group changed from an R-5 to an R-3. The scope of work described is for the rehabilitation of an existing three-family residence due to fire damage. In addition, the existing room layout on the revised plans differs from the original submission. It also appears that the second floor is not duplexed with the attic, thereby, creating a separate and additional third unit.

Upon review of the City's Tax records and the Property Record Card, both describe the property as a two-family dwelling; however, the last inspection on March 13, 2020 noted a finished attic.

It appears that a variance will be required for the use as a three-family dwelling unless you are able to prove that the structure is a pre-existing nonconformity. Therefore, an application to the Zoning Board of Adjustment for either a Use Variance or a Certificate of Nonconformity will be required.

Very truly yours,

Tracey Tuohy
Zoning Officer
/tt

cc: Mr. Joseph Benkert, Construction Official/Building Sub-Code Official