



City of Bayonne
DEPARTMENT OF MUNICIPAL SERVICES
DIVISION OF PLANNING & ZONING
MUNICIPAL BUILDING
630 AVENUE C
BAYONNE, NJ 07002
TELEPHONE: 201-858-6110 Fax: 201-858-6185
E-MAIL: TTuohy@BAYNJ.org



JAMES M. DAVIS
MAYOR

May 11, 2022

Mr. Stephen S. Rose
Rose & Zucker, LLC
613 Broadway
Bayonne, NJ 07002

Re: Proposed Off-Street Parking Space
100 West 17th Street; Block 238, Lot 43

Dear Mr. Rose:

I am writing in response to your May 10, 2022 letter in which you state you represent your client, Alexander MacKnight, with regard to the above referenced property. On behalf of the City of Bayonne, along with our City Engineer, I have reviewed the plans as prepared by Donald Chin Architect, LLC with a last revision date of April 25, 2022 along with your zoning permit application for the above-referenced property located in the R-2 (Detached/Attached Residential District).

Please be advised that I must deny your application at this time as you do not meet the required lot depth. According to Section 35-17.5.a of the City of Bayonne Zoning Ordinance, a parking stall no less than sixteen and one-half (16.5) feet in depth may be permitted; provided further than that at no time shall any vehicle parked therein encroach upon a public right-of-way. In addition, no driveway curb cut shall exceed ten (10) feet in width and shall be delineated on the plans.

An application to the Zoning Board of Adjustment for a bulk variance will need to be presented for review and approval. Upon review of a complete application and plans by the Board professionals, it may be determined that additional relief is required. Should your client wish to submit an application to the Zoning Board of Adjustment, please contact Alicia Losonczy, Planning Board/Zoning Board of Adjustment Administrator, at 201-858-6182 within twenty (20) days of receiving this letter for further information.

Very truly yours,

Tracey Tuohy
Zoning Officer
/tt

cc: Alicia Losonczy, Planning Board/Zoning Board of Adjustment Administrator