

NARRATIVE STATEMENT OF APPLICANT  
FOR MAJOR SITE PLAN, USE AND BULK VARIANCE RELIEF

46 WEST 21<sup>ST</sup> STREET, BAYONNE, NEW JERSEY 07002  
BLOCK - 216 LOT - 32

The property at issue is, 46 West 21<sup>st</sup> Street in City Block 216, Lot 32, (hereinafter the "property"), is a multifamily building that has been occupied as a four-family residence since approximately 2000. There are two (2) residential apartments on the ground floor and two (2) residential apartments on the 2<sup>nd</sup> floor.

The property is owned by Kamal Girgis (Girgis) who purchased the property in 1989. At the time of purchase in 1989, the property was configured with a commercial space on the ground floor with two (2) residential apartments on the second floor. The commercial space was used as a mattress manufacturing business. The commercial space was then rented as a warehouse from approximately 1989 until approximately 1998.

Approximately, in 1998, Girgis eliminated the commercial use and converted the ground floor to two (2) residential apartments. Tenants occupied the ground floor apartments in approximately 2000. Although building permits were obtained by the owner, the required inspections and approvals were not completed. There was confusion on the part of the owner about whether the residential use was authorized in 2000.

The property is now located in the R-2 Detached/Attached Residential Zone. As stated above, it is presently configured as a two (2)-story, four-family residential building.

The applicant seeks a "D" variance, major site plan approval and bulk variance relief to allow the use of the building as a four-family dwelling. The R-2 zone does not permit multi-family dwellings.

It is therefore respectfully requested that the Bayonne Zoning Board of Adjustment approve the Use Variance application along with the requested bulk variances.