

ADVENT 31, LLC
NARRATIVE STATEMENT OF APPLICANT
FOR USE AND BULK VARIANCE
34-36 EAST 31ST STREET, BAYONNE, NEW JERSEY 07002
BLOCK - 159 LOTS – 26 & 27

Applicant owns Lots 26 & 27 in Block 159 which consists of two attached 2-family homes built in approximately 1920 (essentially designed as a four family apartment building).

The existing structure sits on an oversized lot with dimensions of 180 feet depth and 50 feet width. The property is located in an R-2 zone based on the current zoning map of Bayonne and thus the existing structure is a non-conforming use.

Applicant seeks to demolish the entire and replace it with a modern eight (8) unit residential dwelling. This requires a (D)(1) Use Variance

Because of the oversized nature of the lots, the proposed plan requires only three minor bulk variances:

- (1) A 14 foot curb cut to allow for two-way traffic (conforming is 10 foot);
- (2) 70.3 % lot coverage (conforming is 70%); and
- (3) The construction of a roof deck designed as a three and ½ story building (although the 35 foot maximum height allowance will be maintained)

The building will provide the required ten (10) parking spaces including two (2) EV charging stations.

The proposed use will meet all building and fire code requirements.

It is therefore respectfully requested that the Bayonne Zoning Board approve the Use Variance as well as the three required Bulk Variances..