



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



JAMES M. DAVIS
MAYOR

JOSEPH D. SKILLENDER, JR., ESQ.
DIRECTOR

September 13, 2024

Paul N. Weeks, Esq.
Attorneys At Law
Raff, Masone & Weeks, P.A.
1083 Avenue C
Bayonne, New Jersey 07002

**Re: Proposed Change of Use from an Existing One-Family Dwelling to a Two-Family Dwelling
129 Avenue F; Block 449, Lot 12**

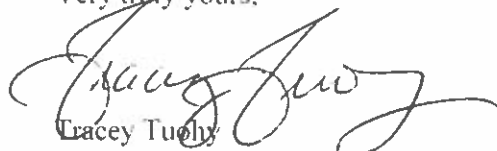
Dear Mr. Weeks:

I am writing in response to your letter dated September 3, 2024 in which you state you represent the property owner, Louis Chiorazzi, for the proposed conversion of an existing one-family dwelling into a two-family dwelling. The above-referenced property is located in the R-2 – Detached/Attached Residential District where detached one-and two-family homes are permitted, however, is also within the TDO – Transit Development Overlay Zone. City Tax records currently recognize this property as a two-story, one-family dwelling with a land description measuring 25 feet by 75 feet on an undersized lot. It appears that this is a pre-existing nonconforming lot measuring 1,875 square feet.

I have reviewed the revised plans prepared by Kawalek and Kawalek Architects, LLC with a last revision date of August 29, 2024 and have determined that your client will need to apply to the Zoning Board of Adjustment for bulk variance relief for lot area, lot frontage, front, rear and side yard setbacks, lot coverage and number of parking spaces.

Upon review of a complete application and plans by the Board professionals, it may be determined that additional relief is required. I recommend you contact Alicia Losonczy, Land Use Administrator, at 201-858-6182 to submit an application for TRC – Technical Review Committee meeting.

Very truly yours,


Tracey Tuohy
Zoning Officer
/tt