



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

March 7, 2023

John A. Zucker, Esq.
Rose & Zucker, LLC
613 Broadway
P.O. Box 95
Bayonne, New Jersey 07002

**Re: Proposed Change of use from existing attached one-family dwelling to two-family dwelling
14 Prospect Avenue; Block 460, Lot 16**

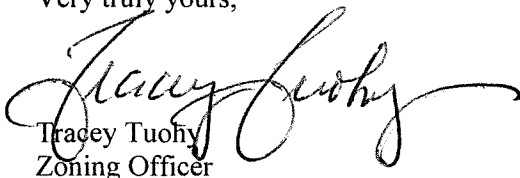
Dear Mr. Zucker:

I am writing in response to your email dated February 22, 2023 in which you state you represent the property owner, Mr. Henry Budny, with regard to the above referenced property. As you know, the property is located in the in the R-2 - Detached/Attached Residential District where only detached one and two-family homes are permitted however, is also within the TDO – Transit Development Overlay District where townhouses are permitted.

In order to change the use of the property from an existing attached one-family dwelling to a two-family dwelling, your client will need to apply to the Zoning Board of Adjustment. It appears that a bulk variance will be required for parking.

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, Land Use Administrator, at 201-858-6182.

Very truly yours,


Tracey Tuohy
Zoning Officer

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cc: Alicia Losonczy, Land Use Administrator