



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



ROBERT KUBERT
MAYOR

January 8, 2026

Ms. Alicia Losonczy
115 Avenue C
Bayonne, New Jersey 07002

**Re: Proposed Alterations and Change of Use from a Two-Family to a Three-Family Dwelling
115 Avenue C; Block 353, Lot 25**

Dear Ms. Losonczy:

I am writing in response to your request on December 18, 2025, for a Zoning Letter of Determination regarding the above-referenced property. The subject property is located in the R-2 – Detached/Attached Residential District; enclosed are the R-2 Zoning regulations which indicate permitted uses. City Tax records recognize this property as a three-story, two-family dwelling with a land description measuring 52 feet by 106.96 feet on an irregular-shaped corner lot. Please accept this letter as the *revised* Order of the Administrative Officer.

I have reviewed the plans prepared by DAL Design Group dated May 22, 2025 for the proposed interior alterations to change the use from an existing two-family dwelling to a three-family dwelling. You will need to apply to the Zoning Board of Adjustment for a d(1) Use Variance and d(2) Variance for the expansion of a nonconforming structure. Additionally, bulk variance relief will be required for front yard setback, number of stories and number of parking spaces.

Please be advised that there appears to be a discrepancy between the existing and proposed conditions as it pertains to the height and number of stories for subject property. This discrepancy needs to be corrected. Furthermore, the existing and proposed lot coverage indicated in the zoning table need to be clarified.

Upon review of a complete application and plans by the Board professionals, it may be determined that additional relief is required. Furthermore, I have reviewed the City's zoning file for this property and found no outstanding violations. Should you have any questions or require additional information, you may contact me at the above number.

Very truly yours,

Tracey Tuohy
Zoning Officer
/tt