

April 8, 2022

VIA FEDERAL EXPRESS AND EMAIL

Alicia K. Losonczy, Land Use Administrator
City of Bayonne Zoning Board
630 Avenue C
Bayonne, NJ 07002

**Re: Preliminary and Final Major Site Plan with “d” variance and “c” variance(s)
646 John F. Kennedy Boulevard
Block 188, Lot 40
Bayonne, New Jersey 07002**

Dear Ms. Losonczy:

Please be advised this office represents 646 JFK LLC (the “Applicant”) in regards to an application to the City of Bayonne Zoning Board (“Zoning Board”). Applicant is the owner of 646 John F. Kennedy Boulevard also designated as Block 188, Lot 40 on the Official Tax Map of the City of Bayonne (the “Property”). The Property is located within the R-2 Detached/Attached Residential District (the “R-2 Zone”) and is governed by the Zoning Regulations of the City of Bayonne (“Bayonne Regulations”).

Allow this letter to serve as Applicant’s request for Variance Relief to convert the existing mixed-use building into a three (3) family home (the “Project”). More specifically, the Project seeks to convert the existing building containing two (2) dwelling units and ground floor commercial space into a three (3) family home with three (3) dwelling units. The Property is an undersized 1,226 square foot lot and the size of the building is approximately 3,150 square feet and three (3) stories tall. The structure of the building is existing and is currently nonconforming. The Project will not expand the existing structure. Moreover, no additions or subdivisions are proposed as part of the Project.

Upon our review of the relevant zoning information within the Bayonne Regulations, the Applicant is requesting the following variances:

- (1) a use variance to permit a three (3) family home;
- (2) a variance for parking where four and a half (4.5) spaces are required and none are proposed; and
- (3) attendant bulk variances associated with use; and

(4) In addition Applicant requests any relevant variances, waivers, exemptions or deviations which may become necessary during the review and processing of the application.

Please find attached the following as a supplement to the above-referenced requests:

1. One (1) completed and executed General Development Application for Variance Relief (the "Application");
2. One (1) Architectural plan prepared by Alan Feld Architect, dated January 19, 2021, containing one (1) sheet;
3. One (1) completed W-9 Form by the Applicant;
4. One (1) Deed transferring ownership of the property to the Applicant;
5. One (1) Draft Public Notice; and
6. One (1) Statement of the Applicant.

Please note that the following will be submitted under separate cover: (1) certified 200' list; (2) taxes paid certificates; (3) an Affidavit of Notice in accordance with N.J.S.A. 40:55D-12; (4) Zoning Determination; (5) the initial application fee; (6) the escrow fee; and (7) the remaining application balance. Applicant requests waivers from the Checklist Requirement to provide a Certificate of Water Bills Paid and a survey. The waiver for the survey is requested because this is an existing condition and the Project is not changing the existing structure.

We would also like to request a meeting to discuss this submission at your earliest convenience. If you have any questions regarding this application, please do not hesitate to contact the undersigned.

Respectfully,

Thomas Leane

Thomas Leane

TL/ajg
Attachments
cc: Client (via e-mail)