



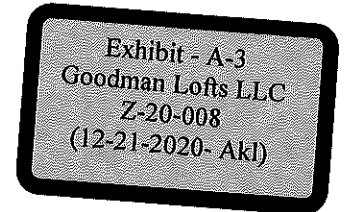
City of Bayonne
DEPARTMENT OF MUNICIPAL SERVICES
DIVISION OF PLANNING & ZONING
MUNICIPAL BUILDING
630 AVENUE C
BAYONNE, NJ 07002
TELEPHONE: 201-858-6110 Fax: 201-858-6185
E-MAIL: ALosonczy@BAYNJ.org



July 2, 2020

JAMES M. DAVIS
MAYOR

William J. Finnerty, Esq.
Hughes & Finnerty, P.C.
25 West 8th Street
PO Box 65
Bayonne, NJ 07002



Re: Proposed Conversion of Existing Warehouse to 12-Unit Residential Dwelling
21-25 West 20th Street; Block 216, Lot 8

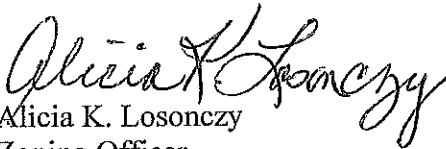
Dear Mr. Finnerty:

In response to your May 27, 2020 letter, I have reviewed the plans prepared by DAL Design Group dated April 28, 2020, for the proposed construction of a new twelve-unit building at the above-referenced

As you know the subject property is located in the R-2 - Detached/Attached Residential District where only detached one- and two-family dwellings are permitted. Your client will need to apply to the Zoning Board of Adjustment for a use variance as well as major site plan review and approval. It appears variances for rear and side yard setbacks, height, pervious coverage, useable open space and the parking requirement will be required from the Board. Upon review of a complete application and plans by the Board's professionals, it may be determined that additional relief is required.

Please contact Lillian Glazewski, Land Use Administrator, at 201-858-6182 to begin the application process.

Very truly yours,


Alicia K. Losonczy
Zoning Officer
/akl

cc: Lillian Glazewski, Land Use Administrator