

Statement of Principal Points
153 Laidlaw Avenue (Block 5602, Lot 13)
Jersey City, Hudson County, New Jersey

The property subject to this application at 153 Laidlaw Avenue is identified as Lot 13 in Block 5602. The present application has been filed for the above property with the Jersey City Planning Board for approval of “c” variances for minimum rear-yard setback, minimum combined front- and rear-yard setback, minimum side-yard setback, maximum lot coverage, and maximum building coverage pursuant to N.J.S.A. 40:55D-70.c.

The property is located on the west side of Laidlaw Avenue with Beacon Avenue to the south, Central Avenue 0.1 mile to the east, and Summit Avenue 0.1 mile to the west. The lot is undersized with an area of 1,237.5 square feet. The lot has 25 feet of frontage along Laidlaw Avenue and a lot depth of 49.5 feet. The property is currently developed with a 2-story, single-family dwelling. The existing building encroaches slightly into the right-of-way. The property is in the One- and Two-Family Housing (R-1) District in the Heights neighborhood of Jersey City.

The present application proposes demolishing the existing building and construct a new 3-story, 2-unit residential building. The proposed Apartment # 1 will be located on the ground floor and second floor and will include two bedrooms and two bathrooms. Apartment # 2 will be located on the second and third floors and will include three bedrooms and two- and a-half bathrooms. The roof will include 414.12 square feet of roof deck area and a mechanical room with HVAC, laundry, mechanical area and stairs.

The requested bulk “c” variances are appropriate pursuant to N.J.S.A. 40:55D-70.c.(1)(a), *where by reason of exceptional narrowness, shallowness or shape of a specific piece of property... the strict application of any regulation pursuant to article 8 of the act would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property.*

Rear-Yard Setback: A rear-yard setback of 10 feet is proposed where 20 feet minimum, and 35 feet combined front- and rear-yard are required in the R-1 zone. At 49.5 feet of depth the existing lot is undersized and significantly shallower than a typical lot in the R-1 zone, where 100 feet is standard. The 39’6” of building depth provides the square footage needed for appropriately sized dwelling units. The front-setback of 0 feet matched the primary front-setback of the adjacent properties. Thereby meeting the required 35 foot rear-yard setback would allow for a building only 14.5 feet deep. Additionally, the lot is

abutted to the rear by lot 14 , which is a vacant lot located in the center of block 5602 with 12,880 square feet of lot area. There would therefore be no adverse impact to light and air.

Side-Yard Setback: A side-yard setback of 2 feet for any one side and 5.1 feet combined for both sides is required in the R-1 zone, while a 0 foot side-yard setback is proposed for the west side and 3.1 feet combined is proposed. The proposed deviation is justified by the undersized area of the lot. At 1,237.5 square feet the lot area is approximately half of the standard 2,500 square feet of area in the R-1. The side-yard setback variance is required to provide adequate habitable space. The existing setback at the adjacent property at 155 Laidlaw is compliant and there are no windows on the East Side of the neighboring building that would be adversely affected by the variance.

Lot Coverage: 89.90% of lot coverage is proposed, where 85% of lot coverage is permitted. One street tree is proposed in front of the property, and a landscaping area with two proposed trees is proposed for the rear yard to mitigate any effects of stormwater.

Building Coverage: 68.69% of building coverage is proposed, where a 60% building coverage is permitted. The variance is also triggered by the undersized nature of the lot. In this case, the 8.69% deviation equates to approximately 85 feet.

The project will advance the purposes of the Municipal Land Use Law and promote the general welfare. The project will maintain adequate building setbacks and which will offer adequate light, air, and open space to surrounding properties in accordance with N.J.S.A. 40:55D-2.c. The proposed project will further promote a desirable environment through creative development techniques in accordance with N.J.S.A. 40:55D-2.i. through improvements to the building façade and the installation of a new street tree and concrete sidewalk.

The project likewise promotes the objective of the Jersey City Master Plan to provide unique, attractive, and high-quality residential areas that would serve existing residents and attract new residents with a wide range of housing and life-style choices.

Granting the requested variances will not result in a substantial detriment to the public good and the general welfare. The project includes a new street tree and landscaped area in the rear-yard to mitigate any stormwater effects.

Granting the requested variances will likewise not result in a substantial detriment to the intent and purpose of the zone plan and zoning ordinance. The proposed 3-story, 2-unit residential building is compliant in terms of both height and density for the R-1 District.

The requested variances necessary for the proposed project can be granted in that strict adherence to the regulations would result in peculiar and exceptional practical difficulties to a developer pursuant to N.J.S.A. 40:55D-70.c.

The Applicant reserves the right to supplement the foregoing reasons with expert testimony at the Jersey City Planning Board hearing.