

**ZONING BOARD OF ADJUSTMENT
APPLICATION FOR VARIANCE**

An application is hereby made for a (hardship) (use) variance from the terms of Article(s) and Section (s)
Expansion of a non-conforming use, pursuant to Bradley Beach Ord. 450-12 and NJSA 55D-68; an
increase in building coverage to 66%, whereas a maximum of 60% is permitted and existing
(Ord. 450-32); driveway apron width of 28 ft. whereas a maximum of 26 ft. is permitted (Ord. 450-41);
and, aisle width of 20.8 ft. whereas a minimum of 25 ft. is required.

DESCRIPTION OF PROPOSED STRUCTURE OR USE

Premises affected known as:

Block 7

Lot 2.03

Street Address _____

501 Lake Terrace

Applicant's Name: 501 Lake Terrace, LLC

Applicant's Address: c/o Reussi Management, LLC P.O. Box 573, Asbury Park, NJ 07712

Applicant's Telephone No. 732-455-5300

Owner's Name: same as above

Owner's Address: _____

Owner's Telephone No. _____

Lessee's Name: N/A

Owner's Address: _____

Owner's Telephone No. _____

Present Use:

Multi-family residential dwellings (40 units)

Size of Lot: 63,729.92 sf.

Size of building (s)

Present and/or proposed at street level

Front Footage: 419 ft.

Deep Footage: 54 ft. to 212 ft.

Percentage of lot occupied by the building(s): 36.9%

Building(s) Height: 21.167 ft./16.833 ft.

Number of Stories: 2/1

Setback footage: Front: 10.4 ft. to 12 ft.

Side: 1.8 ft. (one-side); 67 ft. (combined)
(If corner lot)

Zoning Requirements:

Front: 15 ft./25 ft.

Side Yards: 5 ft.

Rear Yard: N/A

Setbacks: _____

“Prevailing Setback of adjoining buildings within one block: _____ feet.

Has there been any previous appeal involving these premises? _____ **YES** _____ **NO**
None of which this applicant is aware of

If so, state the character of appeal and the date of disposition:

Proposed Use:

Multi-family residential dwellings (40 units)

This application for use variance includes an application for approval of the following:

Subdivision _____ **Site Plan** X _____ **Conditional Use** _____

Attached hereto and made a part of this application, I submit the following:
(All of the following papers **must** be submitted with this application.)

- a. The **original** Building Application, **signed** by the Building Official and/or true copy of the Official Order issued by the Building Official and signed by him, where applicable.
- b. **Five (5)** copies of a map showing **all lots within two hundred (200)** feet of the property; if buildings exist thereon, the map shall be a certified "**Location Map**" and clearly indicate such buildings and their approximate locations.
- c. **Five (5)** copies of **Plot Plan** and clearly indicate such buildings thereon with all front, side and rear dimensions.
- d. **Five (5)** copies of the **List of Property Owners** served, indicating method of service on each, the date of service, together with copies of the Post Office Receipts, if any.
- e. **Five (5)** copies of Subdivision, Site Plan, or Conditional Use application, when applicable.

File all copies with the Secretary of the Zoning Board of Adjustment when only a variance is sought.

Signature of Applicant or Agent

Telephone No. _____

Date: _____

RIDER

The applicant, 501 Lake Terrace, LLC (the "Applicant"), is the owner of property located at 501 Lake Terrace, Bradley Beach, New Jersey (Block 7, Lot 2.03). The property, located in the R-1 Zone, measures just under 63,730 SF. Situated on the property is a multi-family complex with a total of 40 residential units. The existing use is non-conforming in the R-1 Zone.

The applicant seeks to improve the property to make it much more functional and aesthetically pleasing. The proposed improvements are as follows: expand, reconstruct, and repave the two parking areas located on the property which will increase the number of available parking spaces on site for the tenants to 38 parking spaces whereas 23 parking spaces are existing (75 parking spaces are required); construct a covered entrance at the portion of the structure located at the corner of Lake Terrace and Fletcher Lake Avenue; create a refuse enclosure; remove and replace interior sidewalks; landscape the property and create buffers around the property; and, upgrade lighting for the site.

While most of the proposed improvements to the property will not increase any of the existing non-conformities relative to the site, the following improvements will increase the non-conformities and thus require "c" variance relief:

- a. Building coverage of 41.0% is being requested whereas a maximum of 35.0% is permitted, and 40.8% is existing;
- b. Impervious coverage of 68.5% is being requested whereas a maximum of 60% is permitted and existing;
- c. Driveway apron width at the curb line of 28 ft. is being requested whereas a maximum of 26 ft. is permitted, and 18.9 ft. is existing;
- d. Proposed parking space size of 9'x16' is being requested for a portion of the parking spaces whereas 9'x18' is permitted and existing for 90 degree stalls;
- e. Aisle width of 22.8 ft is being requested whereas a minimum of 25 ft. is required.

The proposed improvements further represent an expansion of a non-conforming use for which a "d(2)" variance is requested.