

**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) Applicant proposed addition to a single family residence on an existing lot that does not meet the minimum lot requirements under Ordinance Section 450-12, in that the existing lot width is 40.13' and the minimum lot width required is 50', and lot area/size is 4,075 square feet where the minimum lot area required is 5,000 square feet. The property is in the R-1 Zone. Applicant requests any and all other variances or waivers as may be required by the Borough Zoning Board of Adjustment.

DESCRIPTION OF PROPOSED STRUCTURE OR USE

Premises affected known as:

Block 76

Lot 3

Street Address 102 Beach Avenue, Bradley Beach, NJ 07720

Applicant's Name: Timothy C. and Maureen A. English

Applicant's Address: 102 Beach Avenue, Bradley Beach, NJ 07720

Applicant's Telephone No. XXXXXXXXXX

Owner's Name: Same as Applicant

Owner's Address: _____

Owner's Telephone No. _____

Lessee's Name: N/A

Owner's Address: _____

Owner's Telephone No. _____

Present Use:

Single Family Dwelling

Size of Lot: 4,075 sq.'

Size of building (s)

Present and/or proposed at street level

Front Footage: 25.8' +/-

Deep Footage: 28 +/-

Percentage of lot occupied by the building(s): Less than 29.1% (35% allowed)

Building(s) Height: less than 35'

Number of Stories: less than 2 1/2 stories

Setback footage: Front: 21' to dwelling/14' to porch

Side: 3.7' & 10.5'
(If corner lot)

Zoning Requirements:

Front: 50'

Side Yards: 4.13" & 8.26'

Rear Yard: 25'

Setbacks:

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

Has there been any previous appeal involving these premises? _____ YES XX _____ NO

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

Proposed Use:

Single Family Dwelling

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

Subdivision _____

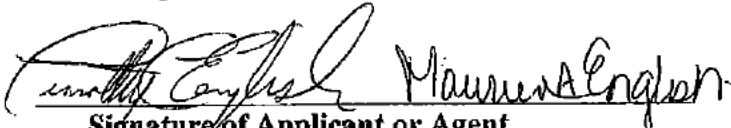
Site Plan _____

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
Timothy C. English / Maureen A. English

Telephone No. 

Date: January 26, 2021



Borough of Bradley Beach
 701 Main Street
 Bradley Beach, NJ 07720
 (732) 776-2999 ext 1038

Date Issued: _____
 Application Number: ZA-21-0007
 Application Date: 1/11/2021
 Project Number: _____
 Permit Number: _____
 Fee: \$45.00 CHK 877

Zoning Permit Denial

Worksite: **102 BEACH AVE**
 Location: **Borough of Bradley Beach, NJ 07720**

Contractor: _____

Owner: **ENGLISH, TIMOTHY C & MAUREEN A**
 Address: **102 BEACH AVE**
BRADLEY BEACH, NJ 07720

Applicant: **MOSS ARCHITECTURE LLC**
 Address: **429 MONMOUTH AVENUE**
BRADLEY BEACH, NJ 07720

Block: 76 Lot: 3 Qualifier: _____ Zone: _____

This Certifies that an application for the issuance of a Zoning Permit Denial has been examined.

Present Use: **(None)**

Non Conforming Use

Non Conforming Structure

Proposed Use: **(None)**

Work Description:

- Addition - - EXISTING BASEMENT REMODEL**
- NEW OPEN DECK ABOVE EXISTING COVERED PORCH (FRONT)**
- NEW SECOND FLOOR ADDITION & ALTERATIONS**
- NEW HABITABLE ATTIC & OPEN DECK ABOVE FLOOR BELOW**

Application Approved Date: _____

Upon review it was determined that the Zoning Permit Denial:

Permitted by Ordinance

Permitted by Variance approved on: _____

Approved with Conditions

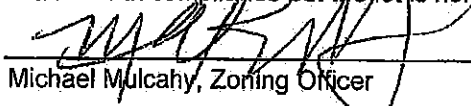
Valid Nonconforming Use/Structure is established by

Zoning Board of Adjustment

Zoning Officer

Additional Comments:

Plans are in compliance but the lot is non-conforming - they will need to go to the Board for approval - MM


 Michael Mulcahy, Zoning Officer

1/25/2021
 Date

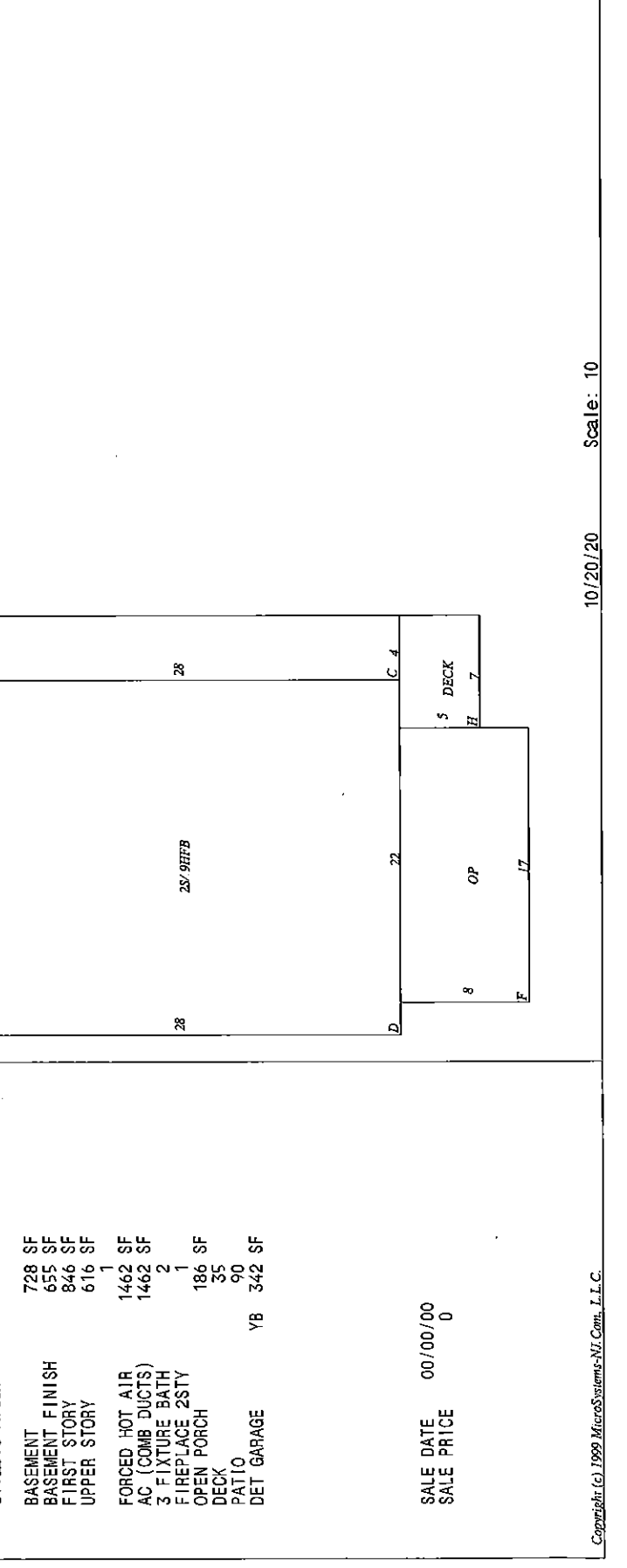
Please contact the Borough of Bradley Beach Construction Department and Code Enforcement Department, for possible required permits prior to commencing work.

Block 76 Land Desc 40 X 98 Owners Name ENGLISH, TIMOTHY C & MAUREEN A Net Taxable Value Deductions
 Lot 3 Bldg Desc 102 BEACH AVE Bank 00000 Impr 378,600 Cd No-Ow
 Qual Addl Lots BRADLEY BEACH, NJ zip 07720 Total 985,600 Value 0
 Acct# 15 Acreage 0.000 Class 2 Property Location 102 BEACH AVE Zone R-B

DESCRIPTION

SITE INFORMATION
 Sewer: SEW/WATER
 Water: SEWER ONLY
 Gas: LEVEL
 Topography: PAVED
 Road: NEXT BLOCK +

BUILDING INFORMATION
 Type and Use: N.A.
 Story Height: TWO STORY
 Style: COLONIAL
 Exterior Fin: ALUM/VINYL
 Brick Story Ht: 1ST STORY ONLY
 Roof Type: GABLE
 Roof Material: SHINGLE
 Foundation: CONCRETE BLOCK
 Condition: GOOD
 Quality: 18
 Source: ESTIMATED
 Bath: Mod: 2 Avg: Old:
 Kitchen: Mod: 1 Avg: Old:
 Room Count: Tot: 5 Bed: 3 Bth: 2
 Year Built: 1934
 Eff Age (Years): 35
 Livable Area: 1462



SALE DATE 00/00/00
 SALE PRICE 0