

BOROUGH OF BRADLEY BEACH
ZONING BOARD OF ADJUSTMENT
FORM A

NOTICE OF APPEAL AND VARIANCE APPLICATION FORM

OFFICIAL USE ONLY

CASE # _____ DATE FILED _____

DISPOSITION _____ HEARING DATE _____

TO THE APPLICANT: Please complete sections in full for Relief Requested.

NOTICE OF APPEAL
ZONING OFFICER'S DECISION

TO THE ZONING ENFORCEMENT OFFICER:

The petition of POINT PROPERTIES 2003 LLC
Applicant's Name

shows that on or about the 25th day of August, 2019, an

application to the Zoning Officer (or Building Inspector) for the purpose of:

Describe intended action: approval to replace the existing fire escapes

NO CHANGE IN USE

on the premises located at: 108 Second Avenue
Street Address

Block 66 Lot 26

as shown on the Municipal Tax Maps and owned, or optioned by this applicant was made; that after due

consideration, the **Zoning Enforcement Officer** did on the 25 day of August, 20 19,
declined to issue said permit for the reasons stated in the attached copy of the **Zoning Enforcement
Officer's Refusal of Permit form.**

Applicant feeling aggrieved at the action of the Zoning Enforcement Officer, files this notice of appeal with
Said officer, together with the required fee of _____, and requests that action of the Zoning
Enforcement Officer be reversed or modified as the facts may be determined and the applicant further
requests that a day be fixed for hearing on this appeal and states that the proper notice will be given to all
owners of property situated **within two hundred (200) feet** of all property specified above, and others required
by statute.

File all copies with Zoning Enforcement Officer, where appeal is sought.

**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)

SIDE YARD REQUIREMENT - 0' provided

DESCRIPTION OF PROPOSED STRUCTURE OR USE

Premises affected known as:

Block 66

Lot 26

Street Address 108 Second Avenue

Applicant's Name: POINT PROPERTIES 2003, LLC

Applicant's Address: P.O. Box 940 , Monsey, New York 10952

Applicant's Telephone No. [REDACTED] email: [REDACTED]

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:

resodentoa; residential use

Size of Lot: 101 +/- x 189.68 +/- .43 ACRES

Size of building (s) Present and/or proposed at street level

Front Footage: 101.36 **Deep Footage:** 184.59 / 189.68

Percentage of lot occupied by the building(s): _____

Building(s) Height: _____ **Number of Stories:** 4

Setback footage: Front: _____ Side: _____
(If corner lot)

Zoning Requirements:

Front: 25' **Side Yards:** 11.87 - 0

Rear Yard: 10 **Setbacks:** 6' / 10 - 0 - 11.89'

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

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

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

Proposed Use:

no change of use - MF - FIRE ESCAPER

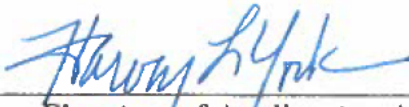
This application for use variance includes an application for approval of the following:

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
HARVEY, L. YORK, Attorney for Applicant
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Telephone No. 732-349-7100

Date: June 10, 2020