

**ZONING BOARD OF ADJUSTMENT
APPLICATION FOR USE VARIANCE AND/OR BULK VARIANCE(S)**

Information on Subject Property:

1. Property address: ~~5~~ 1107 Ocean Avenue

Block(s) 13 Lot(s) 16 Zone: R-13

2. Does the Applicant own adjoining property? YES NO

If answer to foregoing is yes, describe location and size of adjoining property: _____

3. An application is hereby made for a variance(s) from the terms of Article(s) and Section(s):

MIN Side YARD SETBACK
IMPERVIOUS coverage
BUILDING Height. (450/section 3 E(2))
Front Porch projection into front yard. (Chapter 450/sec 12 (a))

4. Justification/Reasons why each variance should be granted [attach forms as necessary]

Hardship ARISING out of Exceptional narrowness AND
Shallowness of the property. Purpose of Zoning Ordinance
would be advanced by deviation from requirements and
benefits outweigh any detriment to the public good.

5. If conditional use is required/requested with this application, detail conformance/deviation from the requirements of the zoning ordinance [attach forms as necessary].

Contact Information:

6. Name of applicant: Ocean Grace, LLC / Thomas Carlucci

Mailing address: 48 OLD Farmstead Road., Chester, N.J. 09930

Phone # [REDACTED] Fax # _____ Cell # _____

E-mail address: [REDACTED]

7. Interest of Applicant if other than owner (i.e. tenant, contract purchaser)(If applicant is not the owner, Owner(s)' Affidavit of Authorization and Consent must be completed & submitted with this application):

8. Name of present owner: Ocean Grace, L.L.C.

Mailing address: 1107 Ocean Avenue, Bradley Beach.

Phone # [REDACTED] Fax # _____ Cell # _____

E-mail address: _____

9. Contact Person: Thomas Carlucci

Mailing address: 48 Old Farms Road, Chester, NJ 07930

Phone # [REDACTED] Fax # _____ Cell # _____

E-mail address: _____

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable)
(Companies/Corporations must be represented): Michael J Wenning, Esq.

Mailing Address: P.O. Box 188, Bradley Beach, NJ 07720

Phone # 732-774-1212 Fax # 732-774-6183 Cell # _____

E-mail address: MWenning@KWWLAWfirm.com

11. Name of applicant's Engineer (if applicable): _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

12. Name of applicant's Planner (if applicable): _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

13. Name of applicant's Surveyor: Robert J. Templin

Mailing Address: 120 Morgan Place, Bridgewater, NJ 08807

Phone # 908 231-1616 Fax # _____ Cell # _____

E-mail address: _____

14. Name of applicant's Architect (if applicable): Moss Architecture, LLC

Mailing Address: 429 Monmouth Ave, Bradley Beach, NJ 07720

Phone # 732-567-8311 Fax # _____ Cell # _____

E-mail address: mj@MOSSARCH@gmail.com

15. Name of applicant's Other Professional (if applicable): _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

Detail Property Information:

(PLEASE INCLUDE INFORMATION FOR EACH ZONE/BLOCK/LOT INVOLVED BELOW – ATTACH ADDITIONAL SHEETS AS NECESSARY)

<u>PRINCIPAL USE:</u>	<u>Required and/or Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Minimum lot area	7500 sq ft	1773 sq ft.	1773 sq ft.
Minimum lot width	75 ft	22.9	22.9
Minimum lot depth	100 ft	77.38 ft	77.38 ft
Minimum lot frontage	75 ft	22.9 ft.	22.9 ft.
Minimum front yard setback	15 ft	25.4 ft.	21.00 ft.
Minimum rear yard setback	19.36 ft	6.6 ft	6.73 ft.
Minimum side yard setback	2.9 / 5.8	2.7 / 3.2	3.2 / 2.57
Maximum percent building coverage	35%	52.2 %	57.3 %
Maximum percent lot coverage	60%	69.2 %	72.9 %
Maximum number of stories	2	2	2.5
Maximum building height (in feet)	30 ft	23 ft.	34.5 ft.
Square footage of principal structure	621 sq ft	927 sq ft	1294 sq ft.
Off-street parking spaces	2	0	3
Prevailing Setback of adjacent buildings within the block/within 200 ft.			
<u>ACCESSORY USE/STRUCTURE:</u>	<u>Required and/or Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Minimum front yard setback			
Minimum rear yard setback			
Minimum side yard setback			
Minimum combined side yard setback			
Maximum percent building coverage			
Maximum percent lot coverage			
Maximum number of stories			
Maximum building height (in feet)			
Square footage of accessory structure			
Distance between principal & accessory structure			
Existing use or uses on the lot: Two Family family residential			
Proposed use or uses on the lot: single family residential			
Is the property located in a special flood hazard area?			

NOTE: Any items that are not applicable to a particular application shall be marked with an "N/A".

Detail Proposed Information:

16. Existing and proposed number of units, if applicable: 1 unit proposed / 2 unit existing

17. Are any extensions of municipal facilities or utilities involved with this application? Y N

If answer is YES, describe: _____

18. Are drainage ditches, streams, or other water courses involved with this application? Y N

If answer is YES, describe: _____

19. Has there been any previous applications before the Planning Board/Board of Adjustment involving these premises? Yes No Unknown

If so, when: _____

Result of decision: _____ (attach copy of prior Resolution)

20. Has a Zoning denial been received as part of this application? YES NO If yes, please attach.

21. Tax and Assessment payment report indication of all taxes and/or assessment required to be paid attached to this application: YES NO

22. Are any easements or special covenants by deed involved with this application? YES (If yes, attach copy) NO

AFFIDAVIT OF APPLICATION

State of New Jersey :
 : ss
County of Monmouth :

Michael Wenning, Esq. being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

(Original Signature of Applicant to be Notarized)

(Print Name of Applicant)
Michael J Wenning, Esq.

Sworn and subscribed before me this _____ day of _____, 20____

[NOTARY SEAL]

Signature of Notary Public

OWNER(S)' AFFIDAVIT OF AUTHORIZATION AND CONSENT
STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER

[Original signatures only – copies will not be accepted]

IN THE MATTER BEFORE THE _____
(Insert Planning Board or Zoning Board of Adjustment)

IN THE BOROUGH OF BRADLEY BEACH, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

I/WE, _____, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

_____ OF FULL AGE BEING DULY
(Insert Property Owner's Mailing Address)

SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

“I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH
THIS APPLICATION DESIGNATED AS BLOCK(S) _____ LOT(S) _____

ALSO KNOWN AS _____
(Insert physical address of the subject property)

I/WE AUTHORIZE _____
(Insert name of Owner(s)' representative appearing before the Board)

TO APPEAL TO THE PLANNING/ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF
BRADLEY BEACH FOR SUCH RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY
LISTED ABOVE, CONSENT TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY
DECISION OF THE PLANNING/ZONING BOARD OF ADJUSTMENT ON SUCH APPEAL SHALL
BE BINDING UPON ME/US AS IF SAID APPLICATION/APPEAL HAS BEEN BROUGHT AND
PROSECUTED DIRECTLY BY ME/US AS THE OWNER(S).

(Original Signature of Owner to be Notarized)

(Original Signature of Owner to be Notarized)

Sworn and subscribed before me this

_____ day of _____, 20_____

[NOTARY SEAL]

Signature of Notary Public

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Borough of Bradley Beach Planning Board/Zoning Board of Adjustment, any of said of Board's professionals or reviewing agencies of the Board to enter upon the property which is the subject matter of this application, during daylight hours, for limited purpose of viewing same to report and comment to the Board as to the pending application.

Date: _____
_____ *Signature of Property Owner*

Escrow Agreement

I/we fully understand an "Escrow Account" will be established to cover the costs of the professional services which will include engineering, legal, planning, architectural, and any other expenses incurred in connection with the review of this application before the Board.

The amount of the Escrow Deposit will be determined by the Borough of Bradley Beach Ordinance Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements. Please see attached for details.

Any request for replenishment of escrow funds shall be due within fifteen [15] days of receipt of the request. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board and/or hold up of any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

By signature below, I/we acknowledge receipt of the Borough of Bradley Beach's Chapter 60. Land Use Procedures Section 60-29. Application fees and escrow requirements and agree to all conditions listed.

Name of Applicant: Thomas Carlucci.
[please print]

Property Address: 1107 Ocean Ave, Bradley Beach Block 13 Lot 16

Applicant's Name: Thomas Carlucci.
[Print Name] [Signature of Applicant]

Owner's Name: Ocean Grace, LLC
[Print Name] [Signature of Owner]

Date: _____