

**BOROUGH OF BRADLEY BEACH**  
**ZONING BOARD OF ADJUSTMENT**  
**FORM A**

**NOTICE OF APPEAL AND VARIANCE APPLICATION FORM**

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**OFFICIAL USE ONLY**

CASE # \_\_\_\_\_ DATE FILED \_\_\_\_\_

DISPOSITION \_\_\_\_\_ HEARING DATE \_\_\_\_\_

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**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 Ralph Giacobbe and Fiorella Giacobbe

Applicant's Name

shows that on or about the 9th day of January, 2020, an

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

**Describe intended action:** Demolition of existing single family home and construction of new 2 1/2 story single family home and two (2) story garage with garage apartment on an existing 6,750 square foot lot having dimensions of 45' wide and 150' deep. Applicant proposes for the new single family home

to comply in all respect to setbacks, building coverage, lot coverage, driveway requirements, as well as compliance with the zoning ordinance as to setbacks and maximum size for the proposed 2 story garage and garage apartment. Applicant thinks that the decision of the Zoning Officer to deny the Zoning application for minimum lot width and for covered roof over rear steps are both improper for the reason set forth in the attached

Applicants' Explanations for Appeal of Zoning Officer's decisions.

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on the premises located at: 202 Fourth Avenue, Bradley Beach, New Jersey 07720

Street Address

Block 53

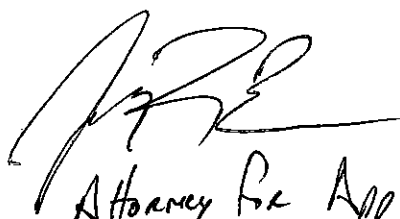
Lot 12

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 9th day of January, 2020,  
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.**

  
Attorney for Applicant  
1/16/2020

**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) 450-12 and 450-13. The request for hardship is as a result of the existing lot being an existing non-conforming lot, which does not conform to lot width (45' exists and is proposed whereas 50' is required pursuant to the Zoning Ordinance for Lots in the R-1 District. There is no additional land that the Applicants can purchase to make the property conforming. Further, relief is requested from the disallowance from a rear covered entrance porch/deck because the proposed to encroach into any yard area.

**DESCRIPTION OF PROPOSED STRUCTURE OR USE**

Premises affected known as:

Block 53

Lot 12

Street Address 202 Fourth Avenue, Bradley Beach, New Jersey 07720

Applicant's Name: Ralph Giacobbe and Fiorella Giacobbe

Applicant's Address: 41 Barchester Way, Westfield, New Jersey 07090

Applicant's Telephone No. 908-468-4504

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

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**Size of Lot:** 6,750 sq.'

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

**Front Footage:** 45'

**Deep Footage:** 150'

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**Percentage of lot occupied by the building(s):** Conforms with Ordinance

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**Building(s) Height:** Less than 25'

**Number of Stories:** 1 story

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**Setback footage: Front:** 25.37'

**Side:** 2.84'

(If corner lot)

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**Zoning Requirements:**

**Front:** 25'

**Side Yards:** 4.5' & 9.0'

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**Rear Yard:** conforms

**Setbacks:** conforms but for side yard

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**"Prevailing Setback of adjoining buildings within one block:** proposal will conform to 25' feet.

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

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

There has been no prior appeal, but along with this application is an appeal of the Zoning Officers decision that the Applicant's must obtain variance relief from the Zoning Board of Adjustment. It is the Applicant's opinion that such relief is not necessary and the Plans could have been approved without the need for variances.

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**Proposed Use:**

Applicant proposes a 2 1/2 story single family dwelling with a garage and garage apartment. Dimensions, coverage and setbacks will all comply with the ordinance. If the Appeal of the Zoning Officer's decision(s) are denied, applicant requests variances for lot width of 45' existing and proposed where 50' is required, and approval to construct a rear covered porch/deck that is not proposed to encroach into any yard area.

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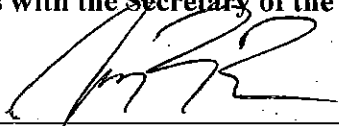
This application for use variance includes an application for approval of the following:

**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.**



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**Signature of Applicant or Agent**  
Jeffrey P. Beekman, Esq., Attorney for Applicant

**Telephone No.** 732-774-8262

**Email:** jeffrey.beekman@beekmanlaw.com

**Date:** January 16, 2020