

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

Information on Subject Property:

1. Property address: 600 Bradley Boulevard, Bradley Beach NJ 07720
Block(s) 89 Lot(s) 5 Zone: R-1

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):

Owner/applicant is requesting variance on behalf of owners
for construction of a small roof over the second floor
balcony facing Bradley Blvd. The balcony is over
the first floor deck. Roof is 23 feet 9 3/4 inches from
top of ridge to average grade.

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

Owner wishes to have protection from the
elements on the balcony so its use can be
enjoyed even in inclement weather

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: L Dennis Luba

Mailing address: 600 Bradley Boulevard, Bradley Beach

Phone # [REDACTED] Fax # _____ Cell # [REDACTED]

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: Dennis and Sharon Luba

Mailing address: 600 Bradley Boulevard, Bradley Beach NJ 07720

Phone # [REDACTED] Fax # _____ Cell # [REDACTED]

E-mail address: [REDACTED]

9. Contact Person: Dennis Roberts

Mailing address: 705 Route 71, Brielle NJ 08730

Phone # [REDACTED] Fax # _____ Cell # [REDACTED]

E-mail address: [REDACTED]

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable)
(Companies/Corporations must be represented): _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

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: _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

14. Name of applicant's Architect (if applicable): Vin Minkler

Mailing Address: 54 Chapel Hill Road, Red Bank NJ 07701

Phone # 908-692-8412 Fax # _____ Cell # _____

E-mail address: vminkler@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	5,000 sf	5,680 sf	unchanged
Minimum lot width	50 feet	50 feet	unchanged
Minimum lot depth	100 feet	111.24 feet	unchanged
Minimum lot frontage			
Minimum front yard setback	25 feet EW 15 feet NS	34.2 EW 8.6 NS	
Minimum rear yard setback	25 feet	+/- 14.5 feet	
Minimum side yard setback	5 feet 10 feet	+/- 7.5 feet	
Maximum percent building coverage	35% of lot 1988 sf	1983	
Maximum percent lot coverage	3408 sf	2478 sf	
Maximum number of stories	2	2	
Maximum building height (in feet)	35 feet	35 feet	
Square footage of principal structure		1814	
Off-street parking spaces			
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:			
Proposed use or uses on the lot:			
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: _____

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 Manmuth :

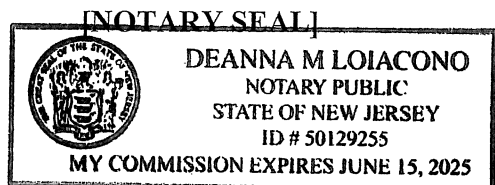
L Dennis Luba _____ being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

[Signature]
(Original Signature of Applicant to be Notarized)

L Dennis Luba
(Print Name of Applicant)

Sworn and subscribed before me this
24th day of March, 2021

[Signature]
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: 3/24/21 L. Q. J.
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: L Dennis Luba
[please print]

Property Address: 600 Bradley Boulevard Block 89 Lot 5

Applicant's Name: L Dennis Luba L. Q. J.
[Print Name] [Signature of Applicant]

Owner's Name: L. Dennis Luba L. Q. J.
[Print Name] [Signature of Owner]

Date: 3/24/21