

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

**Information on Subject Property:**

1. Property address: 117 Park Place Ave

Block(s) 25 Lot(s) 3 Zone: R-B

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):

450-13(B)(5) to permit an upper porch above  
an existing lower porch in the side yard of  
a corner lot.

450-26 D(1)(g) to permit an addition to an  
existing dormer in an existing third story

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

Please see attachment  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: Maureen & Brian Cullen

Mailing address: 117 Park Place Ave, Bradley Beach

Phone # [REDACTED] # \_\_\_\_\_ Cell # [REDACTED]

E-mail address: [REDACTED]

Zoning Application / Variance Block 25 / Lot 3 / Zone R-3

#4 Justification / Reason why each Variance should be granted

Although the zoning ordinance designates Beach Avenue as the front of this corner lot, the actual front of the house is on Park Place Avenue.

The existing home's orientation poses a hardship, as the main bedroom, which would benefit from access to the proposed upper porch, faces Park Place Avenue, the designated side street.

The existing house is three stories high. As a result the existing third floor is non-conforming with the zoning ordinance. The proposed corner expansion would improve the functional bedroom of this existing room. In each of these cases the proposed additions would pose no detrimental effect on other properties.

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):

N/A

8. Name of present owner: Brian & Maureen Cullen

Mailing address: 117 Post Place Ave Bradley Beach NJ 07720

Phone # [REDACTED] Fax # \_\_\_\_\_ Cell # [REDACTED]

E-mail address: [REDACTED]

9. Contact Person: Maureen Cullen

Mailing address: 117 Post Place Ave Bradley Beach NJ 07720

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): N/A

Mailing Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

11. Name of applicant's Engineer (if applicable): N/A

Mailing Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

12. Name of applicant's Planner (if applicable): N/A

Mailing Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

13. Name of applicant's Surveyor: N/A

Mailing Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

14. Name of applicant's Architect (if applicable): C.A. Young Architecture

Mailing Address: 118 Washington Street

Phone # 9733598033 Fax # 9733598043 Cell # \_\_\_\_\_

E-mail address: Cyoung@cyarchitecture.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	9,000 SF	NC
Minimum lot width	50 FT	90 FT	NC
Minimum lot depth	100 FT	100 FT	NC
Minimum lot frontage	N/A	90 FT	NC
Minimum front yard setback	15 FT	17.4 FT	NC
Minimum rear yard setback	25 FT	47.6 FT	NC
Minimum side yard setback	5 FT & 10 FT	20 FT (N) 10 FT (S)	NC
Maximum percent building coverage	35%	31.37%	NC
Maximum percent lot coverage	60%	48.54%	NC
Maximum number of stories	2 1/2	3	3 (Add'l Propts)
Maximum building height (in feet)	35	34.67 FT	NC
Square footage of principal structure	N/A	3556 SF	3617 SF
Off-street parking spaces	N/A		
Prevailing Setback of adjacent buildings within the block/within 200 ft.	N/A		
<u>ACCESSORY USE/STRUCTURE:</u> N/A	<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 Residence		
Proposed use or uses on the lot:	Single Family Residence		
Is the property located in a special flood hazard area?	NO		

**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: N/A

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 \_\_\_\_\_ :

\_\_\_\_\_ 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)

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: 9/16/2021



\_\_\_\_\_  
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.

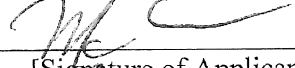
Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

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.

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Name of Applicant: Maureen & Brian Cullen  
[please print]

Property Address: 117 Park Place Ave Block 25 Lot 3

Applicant's Name: Maureen Cullen [Print Name]  [Signature of Applicant]

Owner's Name: Brian Cullen [Print Name]  [Signature of Owner]

Date: 9/16/2021

**Utility Account:** 546-0  
**Block/Lot/Qual:** 25. 3.  
**Property Location:** 117 PARK PLACE AVE  
**Service Location:**  
**Owner Name/Address:** CULLEN, BRIAN & MAUREEN  
 117 PARK PLACE AVE  
 BRADLEY BEACH, NJ 07720

Sewer

Make a Payment		Project Interest		Last Payment: 08/30/21		
<b>Current Charges:</b>						
Charge	Date Due	Amount	Interest	Balance	Total Paid	Status
Sewer	11/01/2021	239.00	0.00	0.00	0.00	PAID
<b>Total</b>		<b>239.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Prior Paid Charges:</b>						
Charge	Date Due	Amount	Interest	Balance	Total Paid	Status
Sewer	08/01/2021	239.00	0.00	0.00	0.00	PAID
Sewer	05/01/2021	239.00	0.00	0.00	0.00	PAID
Sewer	02/01/2021	239.00	0.00	0.00	0.00	PAID
<b>Total</b>		<b>717.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	



# BRADLEY BEACH

<b>Block/Lot/Qual:</b> 25. 3.	<b>Tax Account Id:</b> 548
<b>Property Location:</b> 117 PARK PLACE AVE	<b>Property Class:</b> 2 - Residential
<b>Owner Name/Address:</b> CULLEN, BRIAN & MAUREEN	<b>Land Value:</b> 595,000
117 PARK PLACE AVE	<b>Improvement Value:</b> 378,200
BRADLEY BEACH, NJ 07720	<b>Exempt Value:</b> 0
	<b>Total Assessed Value:</b> 973,200
<b>Special Taxing Districts:</b>	<b>Additional Lots:</b> None
	<b>Deductions:</b>

**Utilities**

Make a Payment	View Tax Rates	View Current Bill	Project Interest			
02/01/2022	Tax	2,851.48	2,851.48	0.00	2,851.48	OPEN
05/01/2022	Tax	2,851.47	2,851.47	0.00	2,851.47	OPEN
02/01/2021	Tax	2,673.74	0.00	0.00	0.00	PAID
05/01/2021	Tax	2,673.73	0.00	0.00	0.00	PAID
08/01/2021	Tax	3,029.22	0.00	0.00	0.00	PAID
11/01/2021	Tax	3,029.21	3,029.21	0.00	3,029.21	OPEN
02/01/2020	Tax	2,795.65	0.00	0.00	0.00	PAID
05/01/2020	Tax	2,795.64	0.00	0.00	0.00	PAID
08/01/2020	Tax	2,551.83	0.00	0.00	0.00	PAID
11/01/2020	Tax	2,551.82	0.00	0.00	0.00	PAID

Last Payment: 08/24/21

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