

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)

450-26-B(1)(1)f proposed eave height 15'-0",
permitted 12'-0"

450-12-D Proposed 2nd story garage apartment
will increase existing non-conformities

There are several existing non-conformities - see attached
table.

DESCRIPTION OF PROPOSED STRUCTURE OR USE

Premises affected known as:

Block 36

Lot 7

Street Address 309 1/2 McCabe Ave

Bradley Beach, NJ 07720

Applicant's Name: Ann Marie Kuder

Applicant's Address: 7 Long Valley Drive, Nanuet, NY 10954

Applicant's Telephone No.

Owner's Name: Ann Marie Kuder

Owner's Address: 7 Long Valley Drive, Nanuet, NY 10954

Owner's Telephone N

~~Lessee's Name:~~ Jeffrey Langsam Architect, PA

~~Agent's~~

~~Owner's Address:~~ 475 S. Jefferson St, Suite 206, Orange, NJ 07050

~~Agent's~~

~~Owner's Telephone No.:~~ 973-715-8163 email: JL@JeffreyLangsamArchitect.com

~~agent's~~

Present Use:

Single family dwelling with accessory garage

Size of Lot: 25'-0" x 150'-0" = 3750 Square feet

Size of building (s)

Present and/or proposed at street level

Front Footage: 25'-0"

Deep Footage: 150'-0"

Percentage of lot occupied by the building(s): 41.7% existing

Building(s) Height: 12'-0" / proposed 23'-0"

Number of Stories: one / proposed two

Setback footage: Front: N/A rear garage apartment addition

Side: (If corner lot)

Zoning Requirements:

Front: 25'-0"

Side Yards: 5'-0" each side

Rear Yard: 5'-0"

Setbacks: N/A

"Prevailing Setback of adjoining buildings within one block: varies 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:

Studio apartment addition above an existing accessory garage. There is no change to the footprint or eave overhang of the existing garage. The garage apartment is permitted per use as per 450-26-B-(1)

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

Telephone No. 973-715-8163

email: JLEJeffreyLangsamarchitect.com

Date: 26 DEC 19

309 1/2 McCABE AVENUE- PROPOSED 2nd STORY GARAGE APARTMENT ADDITION

ZONING TABLE & NOTES: THE EXISTING GARAGE IS NON-CONFORMING DUE TO SIDE AND REAR YARD REQUIREMENTS- SEE BELOW

DESCRIPTION	EXISTING	PROPOSED	ALLOWABLE	CODE SECTION	CONFORMANCE
A GARAGE APARTMENT IS A PERMITTED ACCESSORY USE				450-26-B-(1)	YES
GARAGE AREA	358 SQ FT	N/A	800 SQ FT	450-26-B-(1) (1) a	YES
PROPOSED APARTMENT	N/A	358 SQ FT	600 SQ FT	450-26-B-(1) (1) b	YES
HEIGHT OF STRUCTURE	12'-6"	23'-0"	25'-0"	450-26-B-(1) (1) f	YES
HEIGHT OF EAVES	8'-0"	15'-0"	12'-0"	450-26-B-(1) (1) g	VARIANCE REQUIRED
INTERIOR PARKING SPACES	1	N/A	2 REQUIRED	450-26-B-(1) (1) h	EXISTING NON-CONFORMING
PARKING SPACES ON PROPERTY	5	N/A	4 REQUIRED	450-26-D-(1) - (i)	YES
LOT WIDTH	25 SQ FT	N/A	50 SQ FT	TABLE 450 ATTACHMENT 1	EXISTING NON-CONFORMING
LOT DEPTH	150 SQ FT	N/A	100 SQ FT	TABLE 450 ATTACHMENT 1	YES
LOT AREA = 25'-0" X 150.00= 3,750 SQ FT	3,750 SQ FT	N/A	5,000 SQ FT	TABLE 450 ATTACHMENT 1	EXISTING NON-CONFORMING
EXISTING BUILDING COVERAGE = 1,564 SQ FT	41.7%	N/A	35%	TABLE 450 ATTACHMENT 1	EXISTING NON-CONFORMING
EXIST'G HOUSE & PORCH AREA = 1,206 SQ FT					
EXISTING GARAGE AREA- 358 SQ FT					
EXISTING IMPERVIOUS AREA = 2,896 SQ FT DIVIDED BY 3,750 SQ FT = 77%	77.2 %	N/A	60%	450-26-B-(1)	EXISTING NON-CONFORMING
BLDG = 1,566 SQ FT + OTHER 1,330 SQ FT					
SIDE YARDS ACCESSORY STRUCTURES	2.38 & 3.97 FT	N/A	5 & 5 FT	TABLE 450 ATTACHMENT 1	EXISTING NON-CONFORMING
REAR YARD ACCESSORY STRUCTURES	2.75 FT	N/A	5 FT	TABLE 450 ATTACHMENT 1	EXISTING NON-CONFORMING
NON-CONFORMING STRUCTURES & LOTS	ADDITION MAY NOT INCREASE NON-CONFORMITY			450-12-D	VARIANCE REQUIRED
12" EAVE PROJECTIONS FROM BUILDING (TO MATCH EXISTING EAVES) INTO SIDE AND REAR YARDS	3.75 & 3.25 FT	N/A	2 FT	450-13-F	EXISTING NON-CONFORMING