

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

Information on Subject Property:

1. Property address: 423 1/2 Monmouth Ave.
Block(s) 85 Lot(s) 5 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):
Maximum Building Coverage
Maximum Impervious Coverage

4. Justification/Reasons why each variance should be granted [attach forms as necessary]
Hardship arising out of narrowness of the
property. Purpose of zoning ordinance would be
advanced by deviation from requirements.
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: Jefferson Berry and Barbara O'Connell
Mailing address: 887 North 21st Street, Philadelphia, PA, 19130
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: _____

Mailing address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

9. Contact Person: _____

Mailing address: _____

Phone # _____ 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 # _____ Cell # [REDACTED]

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: PAUL K. Lynch Land Surveyor

Mailing Address: P.O. Box 1453, WALL NJ 07719

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

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

Mailing Address: 429 Monmouth Ave, Bradley Beach NJ.

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

E-mail address: mjmossarch@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)

PRINCIPAL USE:	Required and/or Permitted	Existing	Proposed
Minimum lot area	5,000 sq ft	5000	5000
Minimum lot width	50 ft	33.33	33.33
Minimum lot depth	100 ft	150	150
Minimum lot frontage	50 ft	33.33	33.33
Minimum front yard setback			N/A
Minimum rear yard setback			N/A
Minimum side yard setback			N/A
Maximum percent building coverage			(SEE TOTAL BELOW)
Maximum percent lot coverage			(SEE TOTAL BELOW)
Maximum number of stories			N/A
Maximum building height (in feet)			N/A
Square footage of principal structure			N/A
Off-street parking spaces	4	2	4
Prevailing Setback of adjacent buildings within the block/within 200 ft.			
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback	N/A	N/A	N/A
Minimum rear yard setback	5 FT.	4.5 FT.	5 FT
Minimum side yard setback	5 FT.	3 FT	5 FT
Minimum combined side yard setback	10 FT	20.8 FT	10 FT
Maximum percent building coverage	35% / 1750 SF	32% / 1601 SF	41.3% / 2067 SF
Maximum percent lot coverage	60% / 3000 SF	64.7% / 3238 SF	67.8% / 3394 SF
Maximum number of stories	2	1	2
Maximum building height (in feet)	25 FT	+/- 14 FT	24.66 FT
Square footage of accessory structure	800 GARAGE	234	700 GARAGE
Distance between principal & accessory structure	600 1 BED APT	N/A	550 1 BED APT.
	20 FT	41 FT	29.5 FT
Existing use or uses on the lot:	SINGLE FAMILY RESIDENTIAL		
Proposed use or uses on the lot:	SINGLE FAMILY RESIDENTIAL w garage Apartment.		
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: 1 existing / 1 single family w garage apt
proposed

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 :

Jefferson Berry 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) ✓

Jefferson Berry
(Print Name of Applicant)

Sworn and subscribed before me this

30th day of August, 2021

[NOTARY SEAL]

[Signature]
Signature of Notary Public
Michael J. Wenning, Esq.
ATTY AT LAW, NJ.

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If answer is YES, describe: _____

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AFFIDAVIT OF APPLICATION

State of New Jersey :
County of Monmouth : ss

Barbara O'Connell 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)

Barbara a. O'Connell

(Print Name of Applicant)

Sworn and subscribed before me this

30th day of August, 20 21

[NOTARY SEAL]


Signature of Notary Public

Michael J. Wenning, Esq.
ATTY AT LAW, N.J.

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:

8/29/2021



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.

Name of Applicant: Jefferson Barry & Barbara O'Connell
[please print]

Property Address: 423 1/2 Monmouth Ave Block 85 Lot 5

Applicant's Name: Jefferson Barry
[Print Name]

[Signature of Applicant]

Owner's Name: Jefferson Barry
[Print Name]

[Signature of Owner]

Date: August 29, 2021

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.

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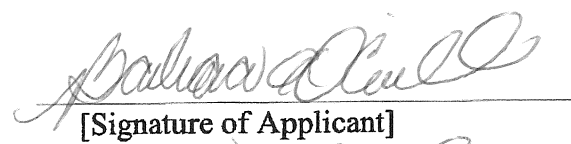
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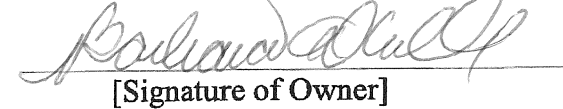
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Name of Applicant: Barbara O'Connell B Jefferson Barry
[please print]

Property Address: 423 1/2 Monmouth Ave Block 85 Lot 5

Applicant's Name: Barbara O'Connell
[Print Name] 
[Signature of Applicant]

Owner's Name: Barbara O'Connell
[Print Name] 
[Signature of Owner]

Date: August 29, 2021