

**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)  
450-26D(1)(d) Minimum Front Yard set back of 15 feet from Fletcher Lake Avenue and 25 Feet for Park Place Avenue. The proposed setback for Fletcher Lake Avenue is 13 feet for principal building based on existing conditions. The proposed front yard set back for Park Place Avenue is 15 feet for principal building based on existing conditions.

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450-26 D (1) (d) Minimum Front Yard set back for porches of 15 feet for Fletcher Lake Avenue and 25 feet for Park Place Avenue based on existing conditions. The proposed porch front yard setback for Fletcher Lake Avenue is 8 feet based on existing conditions and the minimum average porch setback for Fletcher Lake Avenue is 5.8 feet. The proposed porch front yard setback for Park Place Avenue is 6 feet based on existing conditions and the minimum average porch setback for Park Place Avenue is 8.53 feet.

450-26 D (1) (h) Building coverage of 35.00%. The proposed building coverage is 46.00% and the existing condition building coverage is 55.00%, resulting in a net reduction of 9.00%.

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450-26B(1)(i) Variance to Permit Rooftop Porch. The ordinance prohibits second floor porches. The application proposes a porch located over the first floor garage roof located at Fletcher Lake Avenue frontage.

450-41A(2) and (3) Variance as to Driveway Curb Cut Width. The maximum curb cut width permitted is 12 feet. The curb cut width proposed is 20 feet as necessary to service the two car garage.

450-41A(2) and (3) Variance as to Driveway Apron Width. The maximum driveway apron width permitted is 10 feet. The driveway apron width proposed is 20 feet as necessary to service the two car garage

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**DESCRIPTION OF PROPOSED STRUCTURE OR USE**

Premises affected known as:

**Block**  21

**Lot**  10

**Street Address**  501 Park Place Avenue, Bradley Beach Borough, Monmouth County, New Jersey

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**Applicant's Name:**  Veteran Relocation Project LLC

**Applicant's Address:**  1161 Broad Street, Suite 212, Shrewsbury, New Jersey 07702

**Applicant's Telephone No.**  [REDACTED]

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**Owner's Name:**  Veteran Relocation Project LLC

**Owner's Address:**  1161 Broad Street, Suite 212, Shrewsbury, New Jersey 07702

**Owner's Telephone No.**  [REDACTED]

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**Lessee's Name:**  Not Applicable

**Owner's Address:**

**Owner's Telephone No.**

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**ZONING BOARD OF ADJUSTMENT  
APPLICATION FOR VARIANCE**

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~~450-26 D (1) (d) Minimum Front Yard set back of 15 feet for Fletcher Lake Avenue and 25 feet for Park Place Avenue. The proposed front yard setback for Fletcher Lake Avenue is 13 feet for principal building based on existing conditions. The proposed front yard setback for Park Place Avenue is 15 feet for principal building based on existing conditions.~~

~~450-26 D (1) (d) Minimum Front Yard set back for porches of 15 feet for Fletcher Lake Avenue and 25 feet for Park Place Avenue based on existing conditions. The proposed porch front yard setback for Fletcher Lake Avenue is 8 feet for principal building based on existing conditions, and the minimum average porch setback for Fletcher Lake Avenue is 5.8 feet. The proposed porch front yard setback for Park Place Avenue is 6 feet for principal building based on existing conditions (the minimum average porch setback for Park Place Avenue is 8.53 feet).~~

~~450-26 D (1) (h) Building coverage of 35.00%. The proposed building coverage is 46.00% and the existing condition building coverage is 55.00%, resulting in a net reduction of 9.00% .~~

**DESCRIPTION OF PROPOSED STRUCTURE OR USE**

Premises affected known as:

Block 21

Lot 10

Street Address 501 Park Place, Bradley Beach Borough, Monmouth County, New Jersey

Applicant's Name: Veterans Relocation Project LLC

Applicant's Address: 1161 Broad Street, Suite 212, Shrewsbury, New Jersey 07702

Applicant's Telephone No. [REDACTED]

Owner's Name: Veterans Relocation Project LLC

Owner's Address: 1161 Broad Street, Suite 212, Shrewsbury, New Jersey 07702

Owner's Telephone No. [REDACTED]

Lessee's Name: NOT APPLICABLE

Owner's Address: \_\_\_\_\_

Owner's Telephone No. \_\_\_\_\_

**Present Use:**

Residence - not occupied

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**Size of Lot:** 5,000 square feet

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**Size of building (s)**

**Present and/or proposed at street level**

**Front Footage:** 33' 10"

**Deep Footage:** 65'

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**Percentage of lot occupied by the building(s):** 46.00% proposed (55.00% existing)

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**Building(s) Height:** 34'

**Number of Stories:** 2

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**Setback footage: Front:** 15' (6' porch)

**Side:** 13' (8' porch)  
(If corner lot)

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**Zoning Requirements:**

**Front:** 25' Park Place Avenue  
15' Fletcher Lake Avenue

**Side Yards:** 5' Park Place Avenue  
5' Fletcher Lake Avenue

**Rear Yard:** 25'

**Setbacks:** 15' Park Place Avenue (6' porch)  
13' Fletcher Lake Avenue (8' porch)

**"Prevailing Setback of adjoining buildings within one block:** 8.53' Park Place Avenue  
5.8' Fletcher Lake Avenue feet.

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

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

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**Proposed Use:**

Residential

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

**Subdivision** \_\_\_\_\_ **Site Plan** XXX \_\_\_\_\_ **Conditional Use** \_\_\_\_\_