

**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)

**NONCONFORMING USES, STRUCTURES, AND LOTS:**

Per Land Development Ordinance section 450-12-D-(1):

The following provisions shall apply to valid nonconforming uses structures and lots at the time of adoption of this section:

D. A nonconforming structure may not be enlarged, extended, increased in height, width or depth, moved or relocated, modified in such a way so as to increase habitable or useable space, number of dwelling units or number of bedrooms, unless such structure is changed to a structure conforming to the requirements of this chapter, except that an existing one- to four-family dwelling may be rebuilt, enlarged, extended or added to provided:

(1) The enlargement, extension or addition conforms to all zone requirements.

**ZONING NOTES:**

- The existing lot is noncompliance as it does not comply with current width, depth, area, and coverage requirements.

- The existing residence is nonconforming as it does not comply with the current setback requirements.

- The applicant is proposing to demolish a portion of the nonconforming residence.

- The applicant is proposing to construct a residential addition that does not conform to all zone requirements. The applicant is proposing a rear yard setback of 3.1' where 25' is required. The applicant is proposing to expand the building coverage from 43.54% to 46.59%, where 35% is required. The applicant is proposing to expand the impervious coverage from 65.93% to 67.58% where 60% is required. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

**DESCRIPTION OF PROPOSED STRUCTURE OR USE**

Premises affected known as:

Block 49

Lot 13

Street Address 505 CENTRAL AVENUE

Applicant's Name: BRIAN SMITH

Applicant's Address: 318 RIVA AVE MILLTOWN, NJ 08850

Applicant's Telephone No.                                 >

Owner's Name: SAME AS ABOVE

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

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

Lessee's Name: \_\_\_\_\_

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

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

Present Use:

SINGLE FAMILY DWELLING

Size of Lot: 2000.4 SQ. FT.

Size of building (s) Present and/or proposed at street level

Front Footage: 32'-1" Deep Footage: 36'-4"

Percentage of lot occupied by the building(s): 46.59

Building(s) Height: 32'-8" Number of Stories: 2

Setback footage: Front: 19.7' EX HOUSE Side: \_\_\_\_\_  
29.9' PROPOSED (If corner lot)

Zoning Requirements:

Front: 15' Side Yards: 10% - 20% TOTAL

Rear Yard: 10' Setbacks: \_\_\_\_\_

"Prevailing Setback of adjoining buildings within one block: \_\_\_\_\_ feet.

Has there been any previous appeal involving these premises? \_\_\_\_\_ YES \_\_\_\_\_ X NO

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

Proposed Use:

SINGLE FAMILY DWELLING

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.

B. J. St. Shaver  
Signature of Applicant or Agent

Telephone No.

9

Date: \_\_\_\_\_

Rec'd 11/14/20

BOROUGH OF BRADLEY BEACH  
ZONING BOARD OF ADJUSTMENT  
FORM A

NOTICE OF APPEAL AND VARIANCE APPLICATION FORM

OFFICIAL USE ONLY

CASE # \_\_\_\_\_ DATE FILED \_\_\_\_\_  
DISPOSITION \_\_\_\_\_ HEARING DATE \_\_\_\_\_

TO THE APPLICANT: Please complete sections in full for Relief Requested.

NOTICE OF APPEAL  
ZONING OFFICER'S DECISION

TO THE ZONING ENFORCEMENT OFFICER:

The petition of BRIAN T. SMITH Sharon L. Price  
Applicant's Name

shows that on or about the 15<sup>th</sup> day of OCTOBER, 2019, an

application to the Zoning Officer (or Building Inspector) for the purpose of:

Describe intended action:

The applicant describes the proposed work in detail:  
"We wish to remove an existing one story wood frame structure that is attached to the two story wood frame dwelling and construct a new two story structure in approximately the same location. The footprint size of the existing structures is 12'-4" wide, 12'-0" deep and 16'-6" high. The proposed new footprint size will be 12'-0" wide, 15'-0" deep with a 24" cantilever and 31'-6" high. Currently the one story structure has a rear setback of 1.7' and a side yard setback of 5.5' and we would like to construct the new two story structure with a rear yard setback of 3.1', a side yard setback of 5.9' and a front yard setback of 29.9'."

on the premises located at: 505 CENTRAL AVENUE  
Street Address

Block 49 Lot 13

as shown on the Municipal Tax Maps and owned, or optioned by this applicant was made; that after due



consideration, the Zoning Enforcement Officer did on the 24<sup>th</sup> day of OCTOBER, 2019,  
declined to issue said permit for the reasons stated in the attached copy of the Zoning Enforcement  
Officer's Refusal of Permit form.

Applicant feeling aggrieved at the action of the Zoning Enforcement Officer, files this notice of appeal with  
Said officer, together with the required fee of \_\_\_\_\_, and requests that action of the Zoning  
Enforcement Officer be reversed or modified as the facts may be determined and the applicant further  
requests that a day be fixed for hearing on this appeal and states that the proper notice will be given to all  
owners of property situated **within two hundred (200) feet** of all property specified above, and others required  
by statute.

**File all copies with Zoning Enforcement Officer, where appeal is sought.**