

**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)

Applicant seeks bulk variance relief from Sections 450-4 Definition of Non-Conforming Lot, and
450-12 Non-conforming uses, structures and lots, to construct a new 2-story addition at property

located at 506 Newark Avenue, Bradley Beach, New Jersey as a result of the existing lot being
41.4' wide X 107' deep, and being 4,430 square feet. The Ordinance requires a minimum lot width

of 50' and a minimum lot area of of 5000 square feet There is no property that the owners can

purchase to make the lot more conforming. Applicant requests all other variances and/or waivers
as may be required by the Borough Zoning Board of Adjustment.

DESCRIPTION OF PROPOSED STRUCTURE OR USE

Premises affected known as:

Block 7

Lot 6

Street Address 506 Newark Avenue, Bradley Beach, NJ

Applicant's Name: Walter Younghans and Susan Younghans

Applicant's Address: 369 Prospect Street, South Amboy, New Jersey 08879

Applicant's Telephone No. [REDACTED]

Owner's Name: Same as Applicant

Owner's Address: _____

Owner's Telephone No. _____

Lessee's Name: N/A

Owner's Address: _____

Owner's Telephone No. _____

Present Use:

Single Family Dwelling

Size of Lot: 4,430 square feet

Size of building (s)

Present and/or proposed at street level

Front Footage: 41.4'

Deep Footage: 107'

Percentage of lot occupied by the building(s): less than 29.9% existing; 29.9% proposed

Building(s) Height: 24.75'

Number of Stories: 2

Setback footage: Front: 25.5' to new addition

Side: 5.0' to new addition; 13.5' combined
(If corner lot)

Zoning Requirements:

Front: 25'

Side Yards: .4' existing/5.0' proposed to new
addition

Rear Yard: 25' (46' proposed to new addition)

Setbacks: Type text here

“Prevailing Setback of adjoining buildings within one block: Not determined for this application 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:

Single Family dwelling - 2 story.

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

Jeffrey P. Beekman, Esq., attorney for Owners/Applicants

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Date: February 8, 2021