

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

Information on Subject Property:

1. Property address: 507 CENTRAL AVENUE, BRADLEY BEACH, NJ 07720
Block(s) 49 Lot(s) 12 Zone: R-1

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):
Article 450-26 D(l)(h) Maximum building coverage - 35%
Building coverage on existing undersized 25'x100' lot covers 37.68%.
Approval requested for modifications that will result in 42.6% coverage.

4. Justification/Reasons why each variance should be granted [attach forms as necessary]
Having retired, we intend to move here full time and hope to construct a first floor bedroom/bathroom to more accommodate our senior years. As the lot size is small, the construction plans require building coverage at 42.6%, exceeding the current 37.7% coverage and 35.0% code. The addition plans improve the property and do not interfere with our neighbors privacy nor use of their properties. Further, the plans provide a means to comply with the impervious coverage code that is currently exceeded as well as improve the side yard setback compliance.

5. If conditional use is required/requested with this application, detail conformance/deviation from the requirements of the zoning ordinance [attach forms as necessary].
N/A

Contact Information:

6. Name of applicant: MARK RANN
Mailing address: 26 LIVINGSTON AVENUE, EDISON NJ 08820
Phone # [REDACTED] Fax # _____ Cell # [REDACTED]
E-mail address: markrann10@gmail.com

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):

N/A

8. Name of present owner: MARK & PAULA RANN

Mailing address: 26 LIVINGSTON AVENUE, EDISON NJ 08820

Phone # [REDACTED] Fax # _____ Cell # [REDACTED]

E-mail address: markrann10@gmail.com

9. Contact Person: MARK RANN

Mailing address: 26 LIVINGSTON AVENUE, EDISON NJ 08820

Phone # [REDACTED] Fax # _____ Cell # [REDACTED]

E-mail address: markrann10@gmail.com

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable) N/A
(Companies/Corporations must be represented): _____

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

11. Name of applicant's Engineer (if applicable): N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

12. Name of applicant's Planner (if applicable): N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

13. Name of applicant's Surveyor: BRUNSWICK SURVEYING INC.

Mailing Address: 61 STELTON RD., PISCATAWAY NJ 08854

Phone # 732-752-0100 Fax # 732-752-0101 Cell # _____

E-mail address: info@BrunswickSurveying.com

14. Name of applicant's Architect (if applicable): RICHARD VILLANO LLC, AIA

Mailing Address: 2006 STATE HWY 71, SPRING LAKE HEIGHTS, NJ 07762

Phone # 732-282-9300 Fax # 732-282-9301 Cell # _____

E-mail address: richard@architechrichardvillano.com

15. Name of applicant's Other Professional (if applicable): N/A

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)

<u>PRINCIPAL USE:</u>	<u>Required and/or Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Minimum lot area	5000 SF	2500 SF	no change
Minimum lot width	50'	25'	no change
Minimum lot depth	100'	100'	no change
Minimum lot frontage	50'	25'	no change
Minimum front yard setback	15'	12.2' house, 4.6' porch	no change
Minimum rear yard setback	25'	38.18'	36.45'
Minimum side yard setback	2.5'/5.0'	.5'-2.9' total	1.69'-4.09' total
Maximum percent building coverage	35.0%	37.68%	42.64%
Maximum percent lot coverage	60.0%	86.68%	52.68%
Maximum number of stories	2.5	2	no change
Maximum building height (in feet)	35'	24.9'	addition 14.9'
Square footage of principal structure	875	942	1066
Off-street parking spaces	2	0	no change
Prevailing Setback of adjacent buildings within the block/within 200 ft.			
<u>ACCESSORY USE/STRUCTURE:</u>	<u>Required and/or Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Minimum front yard setback			N/A
Minimum rear yard setback			N/A
Minimum side yard setback			N/A
Minimum combined side yard setback			N/A
Maximum percent building coverage			N/A
Maximum percent lot coverage			N/A
Maximum number of stories			N/A
Maximum building height (in feet)			N/A
Square footage of accessory structure			N/A
Distance between principal & accessory structure			N/A
Existing use or uses on the lot: 1 Family Residential dwelling			
Proposed use or uses on the lot: 1 Family Residential dwelling - Expansion/modification of non-conforming use			
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: N/A

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 Taxes paid; will be provided.

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 :

Mark Rann being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

Mark Rann
(Original Signature of Applicant to be Notarized)

MARK RANN
(Print Name of Applicant)

Sworn and subscribed before me this
30th day of JULY, 20 21

Howard Vladimer
Signature of Notary Public

HOWARD VLADIMER
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES FEB. 24, 2022

[NOTARY SEAL]

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: 7/30/2021

Mark Rann / Paula Rann
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: MARK RANN
[please print]

Property Address: 507 CENTRAL AVE., BRADLEY BEACH, NJ Block 49 Lot 12

Applicant's Name: MARK RANN
[Print Name]

Mark Rann
[Signature of Applicant]

Owner's Name: MARK RANN & PAULA RANN
[Print Name]

Mark Rann / Paula Rann
[Signature of Owner]

Date: 7/30/2021