

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)

- 450-12-D-(1) FRONT YARD SETBACK
- 450-13-A PORCH DEPTH / SIDE YARD SETBACK
- 450-13-B PORCH DEPTH / SIDE YARD SETBACK
- 450-13-E PORCH SIDE YARD SETBACK

DESCRIPTION OF PROPOSED STRUCTURE OR USE

Premises affected known as:

Block 20

Lot 7

Street Address 603 PARK PLACE AVE, BRADLEY BEACH, NJ 07720

Applicant's Name: GREG MAKKAY

Applicant's Address: 603 PARK PLACE AVE, BRADLEY BEACH, NJ 07720

Applicant's Telephone No. 6 2225

Owner's Name: GREG + JI MAKKAY

Owner's Address: 603 PARK PLACE AVE, BRADLEY BEACH, NJ 07720

Owner's Telephone No. 6 5

Lessee's Name: _____

Owner's Address: _____

Owner's Telephone No. _____

Present Use:

RESIDENTIAL HOME

Size of Lot: 5000 SQ FT

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

HOUSE
Front Footage: 15.5FT PRESENT 15.5FT PROPOSED PORCH Deep Footage: 11FT PRESENT 9FT PROPOSED

Percentage of lot occupied by the building(s): PRESENT 1243 SF PROPOSED 1243 SF

Building(s) Height: 23 PRESENT 23 PROPOSED Number of Stories: 2 PRESENT 2 PROPOSED

Setback footage: Front: _____ Side: _____
(If corner lot)

Zoning Requirements:

Front: 25 FT Side Yards: W 5 FT E 10 FT

Rear Yard: 25 FT Setbacks: _____

"Prevailing Setback of adjoining buildings within one block: PORCH REAR FROM 6'2" - 7'9" 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:

PRIMARY RESIDENCE

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

Telephone No. _____

Date: _____

3/16/20



Borough of Bradley Beach
Zoning Officer
701 Main Street
Bradley Beach, NJ 07720
(732) 776-2999 ext 1038 Fax(732) 775-8168
zoningofficer@bradleybeachnj.gov

Application Date: 11/4/2019
Application Number: ZA-19-0245
Permit Number: _____
Project Number: _____
Fee: \$45

Denial of Application

Date: 11/11/2019

To: GREG MAKKAY
603 PARK PLACE AVE
BRADLEY BEACH, NJ 07720

CC: App Tele:
App Email

RE: 603 PARK PLACE AVE
Block: 20 Lot: 7 Qual: Zone: R-1

Dear GREG MAKKAY,

The following comments were made during the denial process:

The property is located within the R-1 Zone. The applicant indicates the present and proposed zoning use of the property to be "Residential". More accurately, the present approved zoning use of the property is a Detached Single Family Residence.

The applicant describes the proposed work in detail:
"Interior renovation + addition"

NONCONFORMING USES STRUCTURES AND LOTS:

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

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 residence is nonconforming as it does not comply with the current setback requirements.
- The property is located on an east-west street, therefore the required front yard setback is 25'. The applicant is proposing to construct a second floor residential addition that does not comply with the front yard setback requirement and the side yard setback requirement. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

PERMITTED YARD ENCROACHMENTS:

Per Land Development Ordinance section 450-13-A:

A. An open, unscreened entrance porch leading to the basement, cellar or first floor, projecting not more than eight feet in depth, not exceeding the width of the existing or proposed structure, not including steps, into a required front yard area, provided there is no side yard encroachment. If it is a wraparound porch, it will not encroach the side yard setback. Said front porch is to have open rails or spindles.

ZONING NOTES:

- The applicant is proposing to construct an open, unscreened entrance porch leading to the first floor.
- The property is located on an east-west street, therefore the required front yard setback is 25'. The proposed open, unscreened entrance porch projects more than eight feet in depth into the required front yard area. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.
- The proposed does not exceed the width of the existing principal structure.
- The applicant does not identify the proposed steps on all views.
- The proposed encroaches into the side yard setback area. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

- The applicant does not proposed open rails or spindles. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

Per Land Development Ordinance section 450-13-B:

B. An open uncovered or unroofed deck leading to the second floor, directly above the open unscreened porch as indicated in Subsection A, also not projecting more than eight feet in depth and not exceeding the width of the existing or proposed structure into the required front yard. Said porch or deck will have open rails or spindles and can be cantilevered, with no retractable awnings or pressure-treated flooring or railings.

ZONING NOTES:

- The applicant is proposing to construct an open uncovered or unroofed deck directly above the open unscreened porch.
- The property is located on an east-west street, therefore the required front yard setback is 25'. The proposed open uncovered or unroofed deck projects more than eight feet in depth into the required front yard area. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.
- The proposed does not exceed the width of the existing principal structure.
- The proposed encroaches into the side yard setback area. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.
- The applicant is proposing open rails.

Per Land Development Ordinance section 450-13-E:

E. An open and uncovered and unroofed deck or patio not more than three feet above ground level may extend into a required side or rear yard to within five feet of a side or rear property line. This restriction shall not apply to such patios if constructed at ground level.

ZONING NOTES:

- The applicant is proposing to construct an open, unscreened entrance porch leading to the first floor. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.
- The applicant indicates the proposed to be 2' above ground level.
- The proposed encroaches into the side yard setback area to within five feet of the property line. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

INTERIOR REMODELING:

- The applicant is proposing interior remodeling to the Single Family Dwelling. There is no proposed change in use of the property.

The applicant does not display compliance with the Land Development Ordinance.
Zoning Board of Adjustment approval is required.

Sincerely,



George Waterman, Zoning Official