

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

Information on Subject Property:

1. Property address: 604 Madison Avenue, Bradley Beach, NJ 07720

Block(s) 41 Lot(s) ~~804~~ 22 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):

450-12 - Non-conforming Use, Lot & Structure: Applicant proposed to construct addition within existing building coverage footprint to add vestibule, stair tower, and Half Story to make existing dwelling 2 1/2 stories. The existing dwelling is a 2-family dwelling with two (2) bedrooms in each unit, and applicant proposed to maintain 2-family and modify so that there continues to be a total of 4 bedrooms, but 1 in the first floor unit, and 3 in the unit on the 2nd and proposed half story unit.

A Use variance is requested to maintain the existing 2 family when the zone allows for single family units. *

4. Justification/Reasons why each variance should be granted [attach forms as necessary]

The existing dwelling is older and needs modernization to make more compatible with year-round living, while the applicant and their family of 6 desire to reside in the 2nd story and half story addition, while maintaining the income unit that will be reduced to only 1 bedroom. Applicant is also proposing a curb cut and off-street parking, which presently does not exist, as well as to reduce the impervious coverage while not increasing any building coverage.

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

No conditional use, but the application would be considered an expansion of an existing non-conforming use, though the net number of bedrooms would remain the same.

Contact Information:

6. Name of applicant: Michael and Valerie Karabin

Mailing address: 604 Madison Avenue, Bradley Beach, NJ 07720

Phone # _____ Fax # _____ Cell # [REDACTED]

E-mail address: [REDACTED]

* Applicant also proposes variance to maintain existing side yard, rear yard and front yard non-conforming setback to the existing footprint and for the proposed addition as noted below, as well as any and all waiver and/or additional variances as may be identified by the Zoning Board of Adjustment

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):

Applicant is the Owner

8. Name of present owner: Same as Applicant

Mailing address:

Phone #

Fax #

Cell #

E-mail address:

9. Contact Person: Jeffrey P. Beekman, Esq.

Mailing address: 47 Main Avenue, PO Box 395, Ocean Grove, NJ 07756

Phone # 732-774-8262 (x 107)

Fax # 732-774-6989

Cell #

E-mail address: jeffrey.beekman@beekmanlaw.com

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable)

(Companies/Corporations must be represented): Jeffrey P. Beekman, Esq.

Mailing Address: 47 Main Ave., PO Box 395, Ocean Grove, NJ 07756

Phone # 732-774-8262 (x 107)

Fax # 732-774-6989

Cell #

E-mail address: jeffrey.beekman@beekmanlaw.com

11. Name of applicant's Engineer (if applicable): ~~XXXX~~ KBA Engineering Services LLC

Mailing Address: Attn: Joseph J. Kociuba, P.E., P.P., 2517 Route 35, Bldg. E, Suite 203
Manasquan, New Jersey 08736

Phone # 732-722-8555

Fax # 732-722-8557

Cell #

E-mail address: Plans@KBAengineers.com

12. Name of applicant's Planner (if applicable): ~~XXXXXXX~~ Joseph J. Kociuba, P.E., P.P.

Mailing Address: C/O KBA Engineering Services LLC, 2517 Route 35, Bldg. E, Suite 203
Manasquan, New Jersey 08736

Phone # 732-722-8555

Fax # 732-722-8557

Cell #

E-mail address: Plans@KBAengineers.com

13. Name of applicant's Surveyor: N/A or TBD

Mailing Address:

Phone #

Fax #

Cell #

E-mail address:

14. Name of applicant's Architect (if applicable): Anthony J. Church, Registered Architect;
James Connor, Senior Project Manager

Mailing Address: Arch Design Studios, 922 Rt 33 - Suite 3, Freehold, NJ 07728

Phone # 732-370-9555 Fax # 732-933-9384 Cell # [REDACTED]

E-mail address: info@archstudios.us; jamesc@archstudios.us

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)

PRINCIPAL USE:	Required and/or Permitted	Existing	Proposed
Minimum lot area	5,000 sq.¹	2,500 sq.¹	2,500 sq.¹ (N/C)
Minimum lot width	50'	50'	50' (N/C)
Minimum lot depth	100'	50'	50' (N/C)
Minimum lot frontage	50'	50'	50' (N/C)
Minimum front yard setback ***See Below	XXX	10.66' X 14.8'	16.8' X 16.8' X 16.8'
Minimum rear yard setback	25'	3.25' 3.6'	3.25' (N/C) 3.6'
Minimum side yard setback ***See Below	5'/10'	3.88' X 4.8'	3.10' X 3.10' X 3.10' proposed
Maximum percent building coverage	35%	48.63% 42.92%	48.63% (N/C) 42.92%
Maximum percent lot coverage	60%	72.32%	72.32%
Maximum number of stories	2 1/2	2	2 1/2
Maximum building height (in feet)	35'	22' 4 1/2"	32'
Square footage of principal structure	875 sq.¹	1,073 sq.¹	1,073 sq.¹
Off-street parking spaces	TBD	0	XX 2 proposed
Prevailing Setback of adjacent buildings within the block/within 200 ft.			
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback	15'	> 15'	> 15'
Minimum rear yard setback	5'	< 5'	Same as existing
Minimum side yard setback	5'	4.81'	4.81' (Existing)
Minimum combined side yard setback	N/A	N/A	N/A
Maximum percent building coverage			
Maximum percent lot coverage			
Maximum number of stories	Type text here		
Maximum building height (in feet)			
Square footage of accessory structure			
Distance between principal & accessory structure			
Existing use or uses on the lot: 2-family residential dwelling			
Proposed use or uses on the lot: 2-family residential dwelling (V) - 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: 2 existing / 2 proposed

***4/19/2021 Revisions

Minimum Front Yard Setback Renovated Porch]	15']	14.3']	14.3'
Minimum Front Yard Setback Ground FI Vestibule]	15']	N/A]	16.14
Minimum Front Yard Setback 2nd FI & Attic Stair]	15']	N/A]	14.43'
Side Yard Setback	5'/10']	3.5'/8.4']	3.5'/8.4'

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: March 24, 2021

Valerie Karabin
Signature of Property Owner
Valerie Karabin

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: Michael and Valerie Karabin
[please print]

Property Address: 604 Madison Avenue, Bradley Beach, NJ 07720 Block 41 Lot 22

Applicant's Name: Valerie Karabin [Print Name] Valerie Karabin [Signature of Applicant]

Owner's Name: Valerie Karabin / Michael Karabin [Print Name] Valerie Karabin [Signature of Owner]

Date: March 24, 2021

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 To 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 :
County of Monmouth : ss

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

Valerie Karabin
(Original Signature of Applicant to be Notarized)

Valerie Karabin / Michael Karabin
(Print Name of Applicant)

Sworn and subscribed before me this
24th day of March, 2021

[Signature]

[NOTARY SEAL]

Signature of Notary Public
Jeffrey P. Beekman, Esq., Attorney at Law, State of New Jersey

OWNER(S)' AFFIDAVIT OF AUTHORIZATION AND CONSENT
STATEMENT OF LANDOWNER WHERE APPLICANT IS NOT LANDOWNER

[Original signatures only – copies will not be accepted]

IN THE MATTER BEFORE THE Zoning Board of Adjustment
(Insert Planning Board or Zoning Board of Adjustment)

IN THE BOROUGH OF BRADLEY BEACH, STATE OF NEW JERSEY, COUNTY OF MONMOUTH.

I/WE, Valerie Karabin, WITH MAILING ADDRESS OF
(Insert Property Owner's Name)

604 Madison Avenue, Bradley Beach, NJ 07720 OF FULL AGE BEING DULY
(Insert Property Owner's Mailing Address)

SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH
THIS APPLICATION DESIGNATED AS BLOCK(S) 41 LOT(S) 22

ALSO KNOWN AS 604 Madison Avenue, Bradley Beach, NJ 07720
(Insert physical address of the subject property)

I/WE AUTHORIZE Owner, Valerie Karabin
(Insert name of Owner(s)' representative appearing before the Board)

TO APPEAL TO THE PLANNING/ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF BRADLEY BEACH FOR SUCH RELIEF AS MAY BE REQUIRED RELATING TO THE PROPERTY LISTED ABOVE, CONSENT TO SUCH APPEAL AND APPLICATION, AND AGREE THAT ANY DECISION OF THE PLANNING/ZONING BOARD OF ADJUSTMENT ON SUCH APPEAL SHALL BE BINDING UPON ME/US AS IF SAID APPLICATION/APPEAL HAS BEEN BROUGHT AND PROSECUTED DIRECTLY BY ME/US AS THE OWNER(S).

Valerie Karabin
(Original Signature of Owner to be Notarized)
Valerie Karabin

[Signature]
(Original Signature of Owner to be Notarized)
Michael Karabin

Sworn and subscribed before me this
24th day of March, 2021

[Signature]

[NOTARY SEAL]

Signature of Notary Public
Jeffrey P. Beekman, Esq., Attorney at Law, State of New Jersey