

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 BETH AND HAROLD COTLER
Applicant's Name

shows that on or about the _____ day of _____, 20____, an

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

Describe intended action: _____

DEMOLISH EXISTING GARAGE & CONSTRUCT TWO STORY ACCESSORY STRUCTURE. TWO STORY ACCESSORY STRUCTURE WILL HAVE A TWO CAR GARAGE ON FIRST FLOOR AND RESIDENTIAL APARTMENT ABOVE.

INTERIOR STAIRCASE ON FIRST FLOOR PROVIDES ACCESS TO SECOND FLOOR APARTMENT.

FIRST FLOOR BATHROOM (INCLUSIVE OF WASHER DRYER) WILL BE USED BY RESIDENTS & GUESTS UTILIZING THE POOL OF SINGLE FAMILY HOME AND APARTMENT. WASHER AND DRYER WILL BE USED BY UPSTAIRS RESIDENT AND TO WASH TOWELS AND BATHING SUITS USED AT THE POOL.

on the premises located at: 306 MONMOUTH AVENUE
Street Address

Block 78

Lot 14

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 _____ day of _____, 20 ____,
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.

**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)

ORD 450-26.B(1)(F) MAXIMUM HEIGHT OF GARAGE ALLOWED IS 25 FT
ORD 450-26.D(1)(K) MINIMUM SIDE YARD FOR ACCESSORY STRUCTURE IS 5 FT
ORD 450-26.D(1)(E) LIVING ACCOMODATIONS ON THE SECOND FLOOR ONLY
ORD 450-26.D(1)(i) MAXIMUM IMPERVIOUS COVERAGE IS 60%

DESCRIPTION OF PROPOSED STRUCTURE OR USE

Premises affected known as:

Block 78

Lot 14

Street Address 306 MONMOUTH AVENUE

Applicant's Name: BETH AND HAROLD COTLER

Applicant's Address: 306 MONMOUTH AVENUE

Applicant's Telephone No. _____

Owner's Name: BETH AND HAROLD COTLER

Owner's Address: 306 MONMOUTH AVENUE

Owner's Telephone No. _____

Lessee's Name: _____

Owner's Address: _____

Owner's Telephone No. _____

Present Use:

SINGLE FAMILY HOUSE WITH GARAGE AND POOL AS ACCESSORY USES.

Size of building (s)

Present and/or proposed at street level

Front Footage: 50 FT

Deep Footage: 141.64 FT

Percentage of lot occupied by the building(s): PRE-DEVELOPMENT 31.9%/POST DEVELOPMENT 34.0%

Building(s) Height: GARAGE 25.8 FT

Number of Stories: GARAGE 2 STORIES

Setback footage: Front: GARAGE 105.93 FT

Side: GARAGE 4.8 FT
(If corner lot)

Zoning Requirements:

Front: NOT STATED

Side Yards: GARAGE 5 FT

Rear Yard: GARAGE 5 FT

Setbacks: _____

“Prevailing Setback of adjoining buildings within one block: NOT APPLICABLE 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:

DEMOLISH EXISTING GARAGE & CONSTRUCT TWO STORY ACCESSORY STRUCTURE. TWO STORY ACCESSORY STRUCTURE WILL HAVE A TWO CAR GARAGE ON FIRST FLOOR AND RESIDENTIAL APARTMENT ABOVE

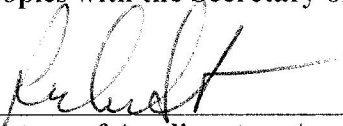
This application for use variance includes an application for approval of the following:

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
Richard B. Stone, Esq., Attorney for Applicant

Telephone No. 732-531-4300

Date: 2-11-20