

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

**Information on Subject Property:**

1. Property address: 614 4<sup>th</sup> Ave.

Block(s) 57 Lot(s) 25 Zone: R1

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):

- 1) 450-12-D-1 Expansion of Nonconforming structure
- 2) 450-12-G Side setback (5' Req. 3.8' Existing & Proposed)
- 3) 450-13-S-1 Setback side entry door awning (3' Req. 1.8' prop)
- 4) 450-12-D-1 Height (35' permitted, 36.04' Exist. & Proposed)
- 5) 450? Request of d(2) <sup>USE</sup> variance
- 6) Proposed pool w/ pool compliant fence - as per plan -

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

see attached sheets

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: Karen & Steve Petrucelli

Mailing address: 174 Plainsboro Rd. Cranbury NJ 08512

Phone # [REDACTED] Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: [REDACTED]

Amended 5/25/2022

614 4<sup>th</sup> Avenue Bradley Beach.      Block 57 Lot 25.      Karen and Steve Petrucelli, owners.

### Zoning Board of Adjustment

#### Application for Bulk "C" Variances and Use Variance d (2)

(Inclusion of "Proposed Pool" to the Variance Application as per instruction of Denis M. Higgins of Leon S. Avakian, Inc.)

#### 4. Justification/Reasons why each variance should be granted.

We recently purchased 614 Fourth Ave with the intent to restore and add an 8' addition to the rear of the primary building. The building currently contains 4 bedrooms on the second floor. We propose to create a primary bedroom on the second floor with a full bath and walk-in closet, thus eliminating a bedroom. Therefore, the primary building will contain 3 bedrooms on the second floor. The primary building has been used as and will continue to be used as a single- family residence. The accessory building has a 1-bedroom garage apartment which was a rental and will continue to be used as a garage apartment. Currently, the home is in immediate need of; roof, siding, windows and porch repair.

1. The existing primary structure has a 3.8' setback on the west side-yard, where 5' is required.
2. We would like to expand the rear second story and third ½ story of the structure over the existing 8' deep 1-story back portion of the house. This would expand the pre-existing nonconformity. We would like to do this to create a second story primary bedroom and full bath. Further, we would like to add an 8' x 28' first floor addition to create a rear entry and kitchen. Currently, the house only contained a "kitchenette" with a small refrigerator, small sink and stove located in the rear near the back entry. (Existing width of the house is 28' which will remain the same)
3. There is a basement entry door on the west side of the primary structure. Currently, it is badly damaged from the elements. We would like to add a small awning type roof over the door to provide protection.
4. The pre-existing height of the primary structure was calculated to be 36.04'. Bumping out the rear second story and 3<sup>rd</sup> ½ story of the house by 8' will not increase the height, will remain at the same height and will create a uniform roof ridge line that will be in keeping with the surrounding homes.
5. A d (2) Variance is requested. Mr. Higgins' interpretation of the code has determined that the "lot has two principal dwelling units, which represents existing non-conforming structures." As mentioned, this lot has a primary building which was built circa 1904 and a garage with a one- bedroom apartment above.

6. Proposed Pool. Included on the site plan is a proposed pool. Placement allows for the needed setbacks and will comply with the pool minimum standards. The pool will be a fiberglass freeform shape. Pool will be surrounded by pool compliant fence as per the plan.

Granting these variances will not create substantial harm or negative effects to the public or impair the intent and purpose of the Municipal Zoning Ordinance. Our proposal is to preserve and enhance the historical significance of the classic Jersey Shore American Four Square. We are delighted to have positive support and encouragement from our immediate neighbors for our plans to restore this property. Thank you for your time and consideration. We look forward to working together and to begin the improvements to bring back this 1904 American Craftsman home to its former beauty.

Respectfully submitted,

Karen and Steve Petrucelli



14. Name of applicant's Architect (if applicable): Tom Petersen

Mailing Address: Le Country Ln Howell NJ

Phone # 732-730-1763 Fax # 732-730-1783 Cell # 

E-mail address: Petersen8@optonline.net

15. Name of applicant's Other Professional (if applicable): \_\_\_\_\_

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	8,763	8,763
Minimum lot width	50	50	50
Minimum lot depth	100	178.25	178.25
Minimum lot frontage	25	27.45	27.45
Minimum front yard setback	15	17.77	17.77
Minimum rear yard setback	25	110.03	102.07
Minimum side yard setback	5	3.8	3.8
Maximum percent building coverage	35	25.93	28.5
Maximum percent lot coverage	60	45.54	53.07
Maximum number of stories	2.5	2.5	2.5
Maximum building height (in feet)	35	36.04	36.04
* Square footage of principal structure		1549.97	1773.97 (as per footprint)
Off-street parking spaces	4	4	4
Prevailing Setback of adjacent buildings within the block/within 200 ft.			
<u>ACCESSORY USE/STRUCTURE:</u> NA	<u>Required and/or Permitted</u>	<u>Existing</u>	<u>Proposed</u>
Minimum front yard setback			
Minimum rear yard setback	* information for accessory Bldg on site plan		
Minimum side yard setback			
Minimum combined side yard setback			
Maximum percent building coverage			
Maximum percent lot coverage			
Maximum number of stories			
Maximum building height (in feet)			
Square footage of accessory structure			
Distance between principal & accessory structure			
Existing use or uses on the lot: single family residence & 1bed garage APT			
Proposed use or uses on the lot: Single family residence & 1bed garage APT			
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: NA

\* Living Area Square Footage - Existing 2264 SF Proposed 2802 SF (+ 538 SF)

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: An OPRA search found no applications

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

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 \_\_\_\_\_ :

Karen Petrucelli - Steve Petrucelli being of full age, being duly sworn according to Law, on oath depose and says that all the above statements are true.

Karen Petrucelli Steve Petrucelli  
(Original Signature of Applicant to be Notarized)

Karen Petrucelli Steve Petrucelli  
(Print Name of Applicant)

Sworn and subscribed before me this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

[NOTARY SEAL]

*Please see document origine submitted on 4/12/22*

**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: April 14, 2022 \_\_\_\_\_  
*Karen Petrucelli*  
Signature of Property Owner  
*Steve Petrucelli*

**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: Karen & Steve Petrucelli  
[please print]

Property Address: 614 4th Ave Block 57 Lot 25

Applicant's Name: Karen Petrucelli [Print Name] Karen Petrucelli [Signature of Applicant]

Owner's Name: Karen Petrucelli [Print Name] Karen Petrucelli [Signature of Owner]  
STEVE PETRUCELLI

Date: April 14, 2022 \_\_\_\_\_  
*Steve Petrucelli*

# BRADLEY BEACH

<b>Block/Lot/Qual:</b> 57. 25.	<b>Tax Account Id:</b> 1448
<b>Property Location:</b> 614 FOURTH AVE	<b>Property Class:</b> 2 - Residential
<b>Owner Name/Address:</b> PETRUCELLI, STEVE & KAREN 614 FOURTH AVE BRADLEY BEACH, NJ 07720	<b>Land Value:</b> 591,800
	<b>Improvement Value:</b> 313,200
	<b>Exempt Value:</b> 0
	<b>Total Assessed Value:</b> 905,000
	<b>Additional Lots:</b> None
<b>Special Taxing Districts:</b>	<b>Deductions:</b>

Taxes Utilities

<div style="display: flex; justify-content: space-around;"> <span>Make a Payment</span> <span>View Tax Rates</span> <span>View Current Bill</span> <span>Project Interest</span> </div>							
Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2022	02/01/2022	Tax	2,555.26	0.00	0.00	0.00	PAID
2022	05/01/2022	Tax	2,555.25	0.00	0.00	0.00	PAID
	<b>Total 2022</b>		<b>5,110.51</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2021	02/01/2021	Tax	2,559.18	0.00	0.00	0.00	PAID
2021	05/01/2021	Tax	2,559.17	0.00	0.00	0.00	PAID
2021	08/01/2021	Tax	2,551.33	0.00	0.00	0.00	PAID
2021	11/01/2021	Tax	2,551.33	0.00	0.00	0.00	PAID
	<b>Total 2021</b>		<b>10,221.01</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
2020	02/01/2020	Tax	2,476.93	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	2,476.93	0.00	0.00	0.00	PAID
2020	08/01/2020	Tax	2,641.42	0.00	0.00	0.00	PAID
2020	11/01/2020	Tax	2,641.41	0.00	0.00	0.00	PAID
	<b>Total 2020</b>		<b>10,236.69</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
Last Payment: 05/11/22							

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NEW JERSEY'S FAMILY RESORT

# BRADLEY BEACH

<b>Utility Account:</b>	1430-0
<b>Block/Lot/Qual:</b>	57. 25.
<b>Property Location:</b>	614 FOURTH AVE
<b>Service Location:</b>	
<b>Owner Name/Address:</b>	PETRUCELLI, STEVE & KAREN 614 FOURTH AVE BRADLEY BEACH, NJ 07720

Sewer

<a href="#">Make a Payment</a>	<a href="#">Project Interest</a>	Last Payment: 05/06/22				
<b>Current Charges:</b>						
Service	Due Date	Billed	Balance	Interest	Total Due	Status
Sewer	08/01/2022	239.00	239.00	0.00	239.00	OPEN
<b>Total</b>		<b>239.00</b>	<b>239.00</b>	<b>0.00</b>	<b>239.00</b>	
<b>Prior Paid Charges:</b>						
Service	Due Date	Billed	Balance	Interest	Total Due	Status
Sewer	05/01/2022	239.00	0.00	0.00	0.00	PAID
Sewer	02/01/2022	239.00	0.00	0.00	0.00	PAID
Sewer	11/01/2021	239.00	0.00	0.00	0.00	PAID
<b>Total</b>		<b>717.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Charges Not Due Yet:</b>						
Service	Due Date	Billed	Balance	Interest	Total Due	Status
Sewer	Not Due Yet	239.00	239.00	0.00	239.00	OPEN
<b>Total</b>		<b>239.00</b>	<b>239.00</b>	<b>0.00</b>	<b>239.00</b>	

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