

LUB24/14  
original

LAND USE BOARD  
APPLICATION FOR USE VARIANCE AND/OR BULK VARIANCE(S)

**Information on Subject Property:**

1. Property address: 518 NEWARK AVENUE  
Block(s) 7 Lot(s) 11 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):  
450-26 D (1)(g) - MAXIMUM BUILDING COVERAGE

4. Justification/Reasons why each variance should be granted [attach forms as necessary]  
THE LOT IS NON-CONFORMING IN LOT SIZE, FRONTAGE, DEPTH, SIDEYARD SETBACK AND REAR YARD SETBACK. THE LOT AREA IS 57% OF THE REQUIRED SIZE (2859.7 ÷ 5000 S.F.). THE 2% OVERAGE IN BUILDING LOT COVERAGE IS MINIMAL IN ACTUAL FLOOR AREA (60 S.F.), WHICH ~~WOULD~~ "LIGHT & AIR" OF LOT.

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

**Contact Information:**

6. Name of applicant: <sup>Jay West Marie</sup> Robert & Eva West  
Mailing address: 518 Newark Ave.  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_  
E-mail address: \_\_\_\_\_

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):

8. Name of present owner: <sup>mark</sup> <sup>JAY</sup> Eva + Robert West

Mailing address: 518 Newark Ave

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # 

E-mail address: 

9. Contact Person: Robert West

Mailing address: 518 Newark Ave

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # 

E-mail address: 

**Applicant's Professionals' Information:**

10. Name of applicant's Attorney (if applicable)  
(Companies/Corporations must be represented): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

11. Name of applicant's Engineer (if applicable): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

12. Name of applicant's Planner (if applicable): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

13. Name of applicant's Surveyor: landmark surveying & engineering

Mailing Address: 813 Main St Avon by the sea NS

Phone # 732-775-8558 Fax # 732-775-7848 Cell # \_\_\_\_\_

E-mail address: \_\_\_\_\_

14. Name of applicant's Architect (if applicable): DONALD PASSMAN, PASSMAN-ERCOLETO  
ARCHITECTS

Mailing Address: 1320 ALLAIRE AVE, 2<sup>ND</sup> FLOOR, OCEAN, NJ 07712

Phone # 732-531-8709 Fax # \_\_\_\_\_ Cell # \_\_\_\_\_

E-mail address: pearchitects@aol.com

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)

PRINCIPAL USE:	Required and/or Permitted	Existing	Proposed
Minimum lot area	5,000 S.F.	2,859.7 S.F.	2,859.7 S.F.
Minimum lot width	50 FT.	46 FT.	46 FT.
Minimum lot depth	100 FT.	62.38 FT.	62.38 FT.
Minimum lot frontage	50 FT.	46 FT.	46 FT.
Minimum front yard setback - AVG,	12.39 FT.	5.75 FT @ PORCH	5.75 @ PORCH 21.7 FT @ ADDITION
Minimum rear yard setback	25 FT.	8.3 FT.	8.3 FT.
Minimum side yard setback - 10% + 20%	7.6 FT + 9.2 FT	1.5 FT + 23.3 FT	1.5 FT + 16.2'
Maximum percent building coverage 35%	35% on 1,000 SF	962 SF / 33.6%	1060 SF / 37.0%
Maximum percent lot coverage 60%	60% on 1,715.8 SF	54.6 %	59.6 %
Maximum number of stories	2 1/2	2	2
Maximum building height (in feet)	35 FT.	23'-9 1/2"	23'-9 1/2"
Square footage of principal structure		697 sq. ft.	795 sq. ft.
Off-street parking spaces	2	1	1
Prevailing Setback of adjacent buildings within the block/within 200 ft.		12.39 FT.	
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback	.	44.9 FT.	44.9 FT.
Minimum rear yard setback	5 FT.	6.2 FT.	6.2 FT.
Minimum side yard setback	3 FT.	8.5 FT.	8.5 FT.
Minimum combined side yard setback		35 FT.	35 FT.
Maximum percent building coverage		3.3 %	3.3 %
Maximum percent lot coverage		203.3 %	3.3 %
Maximum number of stories	1	1	1
Maximum building height (in feet)	12 FT.	10 FT.	10 FT.
Square footage of accessory structure	120 S.F.	96 SF	96 SF
Distance between principal & accessory structure	6 FT.	6 FT.	6 FT.
Existing use or uses on the lot:	SINGLE FAMILY RESIDENTIAL		
Proposed use or uses on the lot:	SINGLE FAMILY RESIDENTIAL		
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: 1 EXISTING + PROPOSED

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/Zoning Board/Land Use Board 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

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

Robert Jay West <sup>JAY</sup> <sup>MARIE</sup>

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

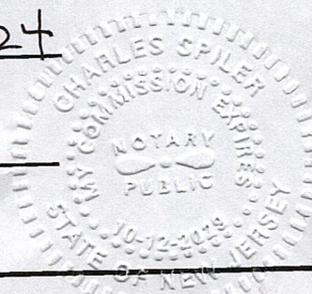
[Handwritten Signature] / [Handwritten Signature]  
(Original Signature of Applicant to be Notarized)

Robert Jay West / Marie  
(Print Name of Applicant)

STATE OF NEW JERSEY  
COUNTY OF MONMOUTH  
Sworn and subscribed before me this

20<sup>th</sup> day of DECEMBER, 2024

[Handwritten Signature]  
Signature of Notary Public



**[NOTARY SEAL]**

CHARLES SPILER  
Commission # 2320064  
Notary Public, State of New Jersey  
My Commission Expires  
October 12, 2029

**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 LAND USE BOARD

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

I/WE, Robert & Eva West<sup>Marie</sup>, WITH MAILING ADDRESS OF  
(Insert Property Owner's Name)

518 Newark Ave Bradley Beach OF FULL AGE BEING DULY  
(Insert Property Owner's Mailing Address)

SWORN ACCORDING TO LAW AND OATH DEPOSES AND SAYS:

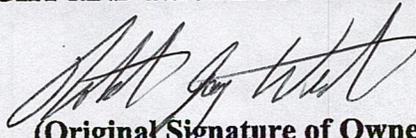
"I/WE ARE THE OWNER(S) OF THE SUBJECT PROPERTY IN CONNECTION WITH

THIS APPLICATION DESIGNATED AS BLOCK(S) 7 LOT(S) 11

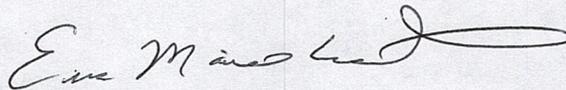
ALSO KNOWN AS 518 NEWARK AVENUE  
(Insert physical address of the subject property)

I/WE AUTHORIZE Robert & Eva West<sup>Marie</sup>  
(Insert name of Owner(s)' representative appearing before the Board)

TO APPEAL TO THE LAND USE BOARD 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 LAND USE BOARD 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).



(Original Signature of Owner to be Notarized)

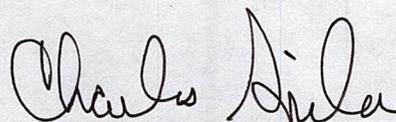


(Original Signature of Owner to be Notarized)

STATE OF: NEW JERSEY  
COUNTY OF: MONMOUTH

Sworn and subscribed before me this

20<sup>th</sup> day of DECEMBER, 2024



Signature of Notary Public

[NOTARY SEAL]

CHARLES SPILER  
Commission # 2320064  
Notary Public, State of New Jersey  
My Commission Expires  
October 12, 2029