

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

Information on Subject Property:

1. Property address: 324 McCabe Avenue

Block(s) 28 Lot(s) 34 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):

The applicant is seeking bulk variance relief improvements to a non conforming lot.

D. Area, yard and building requirements.

§ 450-12 Nonconforming uses, structures and lots.

§ 450-26 R-1 Residential Single-Family Zone.

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

The house and garage apartment were constructed prior to current zoning standards and is already legally nonconforming with respect to lot size, setbacks, and building placement. These conditions were not created by the property owner and limit the ability to make reasonable improvements without relief from bulk requirements.

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: David Christensen

Mailing address: 324 McCabe Avenue

Phone # [REDACTED] Fax # _____ Cell # [REDACTED]

E-mail address: [REDACTED]

ORG 

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: David and Mary Christensen

Mailing address: 324 McCabe Avenue

Phone # [REDACTED]

Fax # _____

Cell # [REDACTED]

E-mail address: [REDACTED]

9. Contact Person: _____

Mailing address: _____

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: _____

Mailing Address: _____

Phone # _____

Fax # _____

Cell # _____

E-mail address: _____

14. Name of applicant's Architect (if applicable): Shawn J. Mazur Architect

Mailing Address: 1300 6th Ave Neptune

Phone # 732-759-5785 Fax # _____ Cell # _____

E-mail address: mazurarch@gmail.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	5000 sqft	2500 sqft	2500 sqft
Minimum lot width	50'	25'	25'
Minimum lot depth	100'	100'	100'
Minimum lot frontage	50'	25'	25'
Minimum front yard setback	15' & 25'	7.92' & 3.77'	7.92' & 3.77'
Minimum rear yard setback	25'	39.79" & 3.02	39.79" & 3.02
Minimum side yard setback	5' & 10'	3.02 & 3.77'	3.02 & 3.77'
Maximum percent building coverage	35%	57.31 %	59.66 %
Maximum percent lot coverage	60%	69.2%	71.5%
Maximum number of stories	2.5	2	2.5
Maximum building height (in feet)	35'	29.2'	35'
Square footage of principal structure	n/a	672.13 sqft	730.73 sqft
Off-street parking spaces	2	2	0
<i>Prevailing Setback of adjacent buildings within the block/within 200 ft.</i>			
ACCESSORY USE/STRUCTURE:	Required and/or Permitted	Existing	Proposed
Minimum front yard setback	15' & 25'	39.79'	39.79'
Minimum rear yard setback	5'	1.68'	1.68'
Minimum side yard setback	5'	1.77' & 3.02'	1.77' & 3.02'
Minimum combined side yard setback	10'	4.79'	4.79'
Maximum percent building coverage	35%	57.13%	59.66%
Maximum percent lot coverage	60%	69.2%	71.5%
Maximum number of stories	2	2	2
Maximum building height (in feet)	25'	17.3'	24'
Square footage of accessory structure	800 sqft max	483 sqft	483 sqft
Distance between principal & accessory structure	20'	14.06'	14.06'
<i>Existing use or uses on the lot:</i> R-1 Residential Single-Family Zone.			
<i>Proposed use or uses on the lot:</i> No Change in Use			
<i>Is the property located in a special flood hazard area?</i> 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

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 :
: SS
County of Monmouth :

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

David Christensen
(Original Signature of Applicant to be Notarized)

David Christensen
(Print Name of Applicant)

Sworn and subscribed before me this

8th day of December, 2025

Elizabeth Price
Signature of Notary Public

[NOTARY SEAL]

ELIZABETH PRICE
Notary Public, State of New Jersey
My Commission Expires Oct 7, 2029

SITE VISIT AUTHORIZATION OF PROPERTY OWNER

I hereby authorize any member of the Borough of Bradley Beach Land Use Board, 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: 12/8/25 
Signature of Property Owner

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.

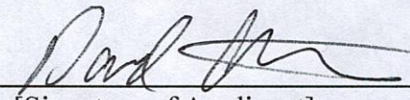
Any request for replenishment of escrow funds shall be due within fifteen [15] days of receipt of the request. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board and/or hold up of any and all pending approvals and building permits. Continued refusal will result in legal action against the property.

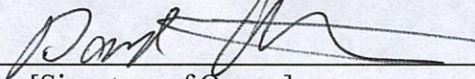
Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

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: David Christensen
[please print]

Property Address: 324 McCabe Avenue Block 28 Lot 34

Applicant's Name: David Christensen 
[Print Name] [Signature of Applicant]

Owner's Name: David Christensen 
[Print Name] [Signature of Owner]

Date: 12/8/25