

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

Information on Subject Property:

1. Property address: 602 FIFTH AVENUE, Bradley Beach, NJ 07720

Block(s) 46 Lot(s) 19 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):

bulk "c" variances for the expansion of a nonconforming structure (Storage Shed in rear yard) [Section 450-26];

number of stories (2 stories permitted, 3 stories proposed) - [Sections 450-4 & 450-26 (E)(2)]

Height (building height is not being increased, Please confirm whether variance needed for height)

Play Room & wet bar/laundry sink in basement (Section 450-23) [There will be no dishwasher in basement].

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

Pursuant to Section 450-12 Non Conforming Uses, Structures and Lots

Property is non-conforming and no adjacent property is available to increase lot size.

Minimum Lot size, 5,000 s.f. where as Existing lot size is 2,810 sf with a lot width of 25 ft no adjacent property is available to widen lot. Building is existing and cannot be moved.

Shed plan incorporates required 5' side and rear set-backs, is of modest size and provides storage lawn/yard equipment, bikes, and beach items. Impervious coverage calculations include the shed SF. Remaining improvements are to modernize a structure that is over 100 years old and was built before the advent of Local Zoning. Number of bedrooms is not being increased and basement and attic improvements are to create playroom in basement and home-office space in attic.

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:

Andrew Papadakis

6. Name of applicant: _____

Mailing address: 602 5th Avenue, Bradley Beach, NJ 07720

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

E-mail address: [REDACTED]

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):

Andrew Papadakis

8. Name of present owner: _____

Mailing address: 2704 Green Holly Springs CT, Oakton VA 22124

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

E-mail address: [REDACTED]

Andrew Papadakis

9. Contact Person: _____

2704 Green Holly Springs CT, Oakton VA 22124

Mailing address: _____

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

E-mail address: [REDACTED]

Applicant's Professionals' Information:

10. Name of applicant's Attorney (if applicable) Milton Bouhoutsos, Jr. Esq.
(Companies/Corporations must be represented): _____

1913 Atlantic Ave., Suite 194; Manasquan, NJ 08736

Mailing Address: _____

Phone # 732-528-6700 Fax # 732-528-6707 Cell # 201-2181540

E-mail address: bouhoutsoslaw@gmail.com

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: _____

Morgan Engineering, LLC

13. Name of applicant's Surveyor: _____

PO Box 5232; Toms River, NJ 08754

Mailing Address: _____

Phone # 732-270-9690 Fax # _____ Cell # _____

E-mail address: janine@morganEngineeringllc.com

14. Name of applicant's Architect (if applicable): David J. Barici, RA

Mailing Address: 732 Cottage Road, Glenside PA 19038

Phone # 215-833-4375 Fax # _____ Cell # _____

E-mail address: djbarchitect@comcast.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)

PRINCIPAL USE:	<i>Required and/or Permitted</i>	<i>Existing</i>	<i>Proposed</i>
<i>Minimum lot area</i>	5,000 sf	2,810 sf	2,810 sf
<i>Minimum lot width</i>	50 ft	25 ft	25 ft
<i>Minimum lot depth</i>	100 ft	110.77 to 113.95 ft	110.77 to 113.95 ft
<i>Minimum lot frontage</i>	50 ft	25 ft	25 ft
<i>Minimum front yard setback</i>	25 ft	24 ft	24 ft
<i>Minimum rear yard setback</i>	25 ft	25 ft	25 ft
<i>Minimum side yard setback</i>	5 ft	2.1 ft	2.1 ft
<i>Maximum percent building coverage</i>	35 %	31.1 %	31.1 %
<i>Maximum percent lot coverage</i>	60 %	49 %	49 %
<i>Maximum number of stories</i>	2	2	3
<i>Maximum building height (in feet)</i>	30 ft	30 ft	30 ft
<i>Square footage of principal structure</i>	1871 sf	1871 sf	1871 sf
<i>Off-street parking spaces</i>	2	2	2
<i>Prevailing Setback of adjacent buildings within the block/within 200 ft.</i>		18 ft	18 ft
ACCESSORY USE/STRUCTURE:	<i>Required and/or Permitted</i>	<i>Existing</i>	<i>Proposed</i>
<i>Minimum front yard setback</i>	60 ft		97 ft
<i>Minimum rear yard setback</i>	5 ft		5 ft
<i>Minimum side yard setback</i>	5 ft		5 ft
<i>Minimum combined side yard setback</i>	n/a		n/a
<i>Maximum percent building coverage</i>	n/a		3 %
<i>Maximum percent lot coverage</i>	n/a		n/a
<i>Maximum number of stories</i>	2		1
<i>Maximum building height (in feet)</i>	28 ft		12 ft
<i>Square footage of accessory structure</i>	600 sq ft		104 sq ft
<i>Distance between principal & accessory structure</i>	20 ft		36.75 ft
<i>Existing use or uses on the lot:</i>	single family residence		
<i>Proposed use or uses on the lot:</i>	single family residence		
<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:

N/A

16. Existing and proposed number of units, if applicable: _____

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 :

Andrew Papadakis

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



(Original Signature of Applicant to be Notarized)

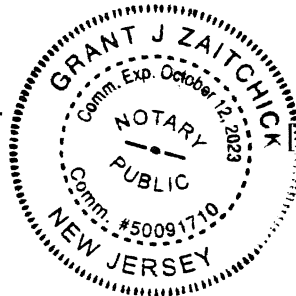
Andrew M. Papadakis
(Print Name of Applicant)

Sworn and subscribed before me this

5 day of October, 2022



Signature of Notary Public

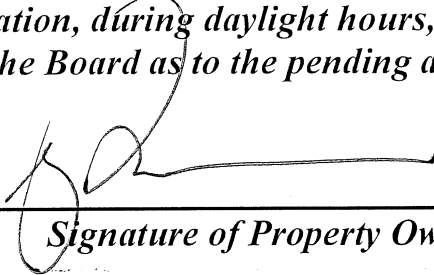


[NOTARY SEAL]

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: 10-5-22



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.

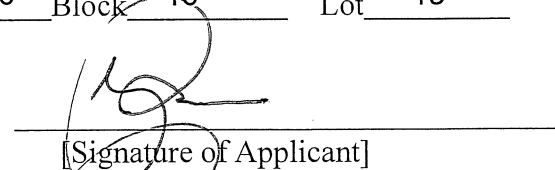
Also in accordance with N.J.S.A. 40:55D-53.1, all unused portion of the escrow account will be refunded upon written request from the applicant, and verification of completion by the board's professionals who reviewed the application.

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: Andrew Papadakis
[please print]

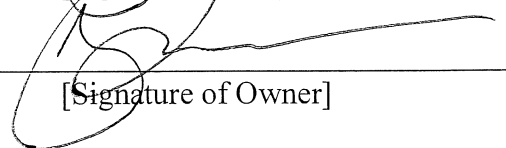
Property Address: 602 Fifth Ave., Bradley Beach, NJ 07720 Block 46 Lot 19

Applicant's Name: Andrew Papadakis
[Print Name]



[Signature of Applicant]

Owner's Name: Andrew Papadakis
[Print Name]



[Signature of Owner]

Date: _____