

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

Information on Subject Property:

1. Property address: 516 Bradley Blvd
Block(s) 88 Lot(s) 20 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: _____ DEC 15 2022

3. An application is hereby made for a variance(s) from the terms of Article(s) and Section(s):

Article IX Landscaping and Buffer Regulations

Section 450-44 Fence Regulations

All Fences may be erected, altered or reconstructed to a height not exceeding three feet above ground level when located in a front yard...

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

516 Bradley Blvd is a corner property. The fence we would like to construct will be located in the backyard and must abide by front yard regulations.

We would like to have our dog off-leash in the yard and the higher fence at 4 1/2 feet will prevent him from escaping.

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: Nicholas and Barbara Zaharioudakis

Mailing address: 516 Bradley Blvd

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):

N/A

8. Name of present owner: Nicholas and Barbara Zaharioudakis

Mailing address: 516 Bradley Blvd, Bradley Beach, NJ 07720

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

E-mail address: [REDACTED]

9. Contact Person: Nicholas Zaharioudakis

Mailing address: 516 Bradley Blvd, Bradley Beach, NJ 07720

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

E-mail address: [REDACTED]

Applicant's Professionals' Information:

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

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

11. Name of applicant's Engineer (if applicable): N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

12. Name of applicant's Planner (if applicable): N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

13. Name of applicant's Surveyor: Seneca Survey Company, INC.

Mailing Address: 1470 Route 88 West, Brick, NJ 08724

Phone # 732 840-8040 Fax # 732 840-8044 Cell # _____

E-mail address: senecaco@comcast.net

14. Name of applicant's Architect (if applicable): N/A

Mailing Address: _____

Phone # _____ Fax # _____ Cell # _____

E-mail address: _____

15. Name of applicant's Other Professional (if applicable): N/A

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: SINGLE FAMILY	Required and/or Permitted	Existing	Proposed
Minimum lot area			N/A
Minimum lot width			N/A
Minimum lot depth			N/A
Minimum lot frontage			N/A
Minimum front yard setback			N/A
Minimum rear yard setback			N/A
Minimum side yard setback			N/A
Maximum percent building coverage			N/A
Maximum percent lot coverage			N/A
Maximum number of stories			N/A
Maximum building height (in feet)			N/A
Square footage of principal structure			N/A
Off-street parking spaces			N/A
Prevailing Setback of adjacent buildings within the block/within 200 ft.			N/A
ACCESSORY USE/STRUCTURE: N/A	Required and/or Permitted	Existing	Proposed
Minimum front yard setback			N/A
Minimum rear yard setback			N/A
Minimum side yard setback			N/A
Minimum combined side yard setback			N/A
Maximum percent building coverage			N/A
Maximum percent lot coverage			N/A
Maximum number of stories			N/A
Maximum building height (in feet)			N/A
Square footage of accessory structure			N/A
Distance between principal & accessory structure			N/A
Existing use or uses on the lot:	SINGLE FAMILY DWELLING		
Proposed use or uses on the lot:	SINGLE FAMILY DWELLING		
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: N/A

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 :

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

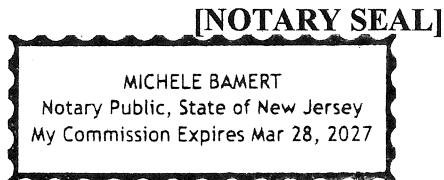
Barbara Zaharioudakis
(Original Signature of Applicant to be Notarized)

Nicholas Zaharioudakis
Barbara Zaharioudakis
(Print Name of Applicant)

Sworn and subscribed before me this

15th day of Dec, 2022

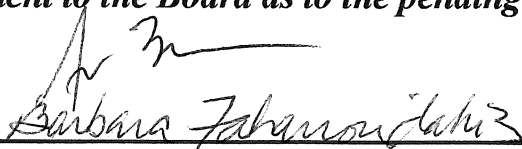
Michele Bamert
Signature of Notary Public



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: 12/15/2022



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.

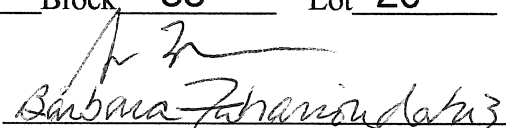
Any request for replenishment of escrow funds shall be due within fifteen [15] days of receipt of the request. If payment is not received within that time, applicant will be considered to be in default, and such default may jeopardize appearance before the Board and/or hold up of any and all pending 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: Nicholas and Barbara Zaharioudakis
[please print]

Property Address: 516 Bradley Blvd Block 88 Lot 20
Nicholas Zaharioudakis

Applicant's Name: Barbara Zaharioudakis 
[Print Name] [Signature of Applicant]

Owner's Name: Nicholas Zaharioudakis
Barbara Zaharioudakis 
[Print Name] [Signature of Owner]

Date: 12/15/2022