



Borough of Bradley Beach
Zoning Officer
701 Main Street
Bradley Beach, NJ 07720
(732) 776-2999 ext 1038 Fax(732) 775-8168
zoningofficer@bradleybeachnj.gov

Application Date: 10/15/2019
Application Number: ZA-19-0232
Permit Number: _____
Project Number: _____
Fee: \$45

Denial of Application

Date: 10/24/2019

To: BRIAN SMITH
318 RIVA AVENUE
MILLTOWN, NJ 08850

CC: App Tele:(908) 420-7399
App Email:SHABUBBRIN@AOL.COM

RE: 505 CENTRAL AVE
Block: 49 Lot: 13 Qual: Zone: R-1

Dear BRIAN SMITH,

The following comments were made during the denial process:

The property is located within the R-1 Zone. The present approved zoning use of the property is a Single Family Dwelling.

The applicant describes the proposed work in detail:

"We wish to remove an existing one story wood frame structure that is attached to the two story wood frame dwelling and construct a new two story structure in approximately the same location. The footprint size of the existing structures is 12'-4" wide, 12'-0" deep and 16'-6" high. The proposed new footprint size will be 12'-0" wide, 15'-0" deep with a 24" cantilever and 31'-6" high. Currently the one story structure has a rear setback of 1.7' and a side yard setback of 5.5' and we would like to construct the new two story structure with a rear yard setback of 3.1', a side yard setback of 5.9' and a front yard setback of 29.9'."

The applicant indicates the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

NONCONFORMING USES, STRUCTURES, AND LOTS:

Per Land Development Ordinance section 450-12-D-(1):

The following provisions shall apply to valid nonconforming uses structures and lots at the time of adoption of this section:

D. A nonconforming structure may not be enlarged, extended, increased in height, width or depth, moved or relocated, modified in such a way so as to increase habitable or useable space, number of dwelling units or number of bedrooms, unless such structure is changed to a structure conforming to the requirements of this chapter, except that an existing one- to four-family dwelling may be rebuilt, enlarged, extended or added to provided:

(1) The enlargement, extension or addition conforms to all zone requirements.

ZONING NOTES:

- The existing lot is noncompliance as it does not comply with current width, depth, area, and coverage requirements.
- The existing residence is nonconforming as it does not comply with the current setback requirements.
- The applicant is proposing to demolish a portion of the nonconforming residence.
- The applicant is proposing to construct a residential addition that does not conform to all zone requirements. The applicant is proposing a rear yard setback of 3.1' where 25' is required. The applicant is proposing to expand the building coverage from 43.54% to 46.59%, where 35% is required. The applicant is proposing to expand the impervious coverage from 65.93% to 67.58% where 60% is required. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

The applicant does not display compliance with the Land Development Ordinance.

Zoning Board of Adjustment approval is required.