

Daniel Walsh
103 Park Place Avenue
June 18, 2020 Hearing

EXHIBITS

A-1	Photos of house when purchased (4)
A-2	205 5 th
A-3	203 5 th
A-4	201 5 th
A-5	114 Ocean Park
A-6	1101 Beach Avenue
A-7	4 th & Central – 2 photos
A-8	219 Park Place
A-9	116 Newark
A-10	109 Newark
A-11	106 McCabe
A-12	218 Third Avenue
A-13	Portions of 2018 Building Code
A-14	Zoning Permit Denial – 7/11/19
A-15	Zoning Permit Denial – 11/13/19
A-16	Photo of Lot Showing 3 Utility Poles

A-1

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Directions



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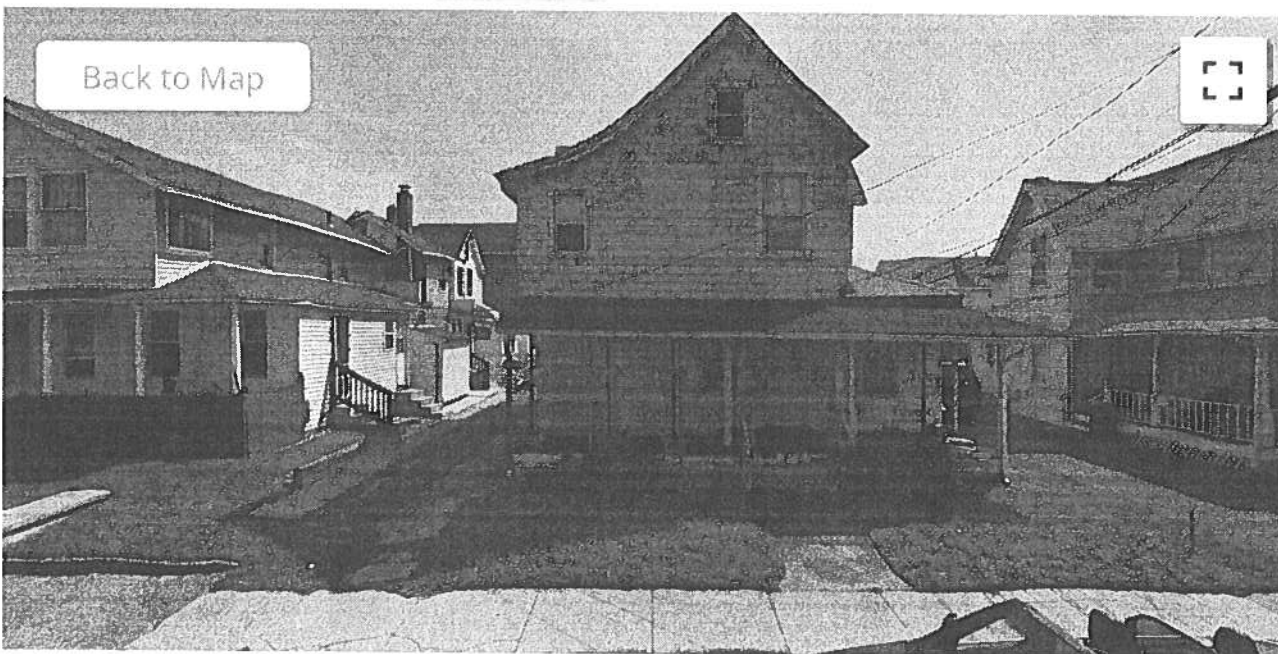


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Public View

Owner View

New Jersey Bradley Beach 07720 07720 103 Park Place Ave



1 P

Google
Beach, NJ
07720

3734,963

Est. rent payment \$
Est. rent \$

Report a problem

Ask an agent about market conditions in your neighborhood.

4 beds · 2 baths ·
1,872 sqft

Your agent

A-1

Photos

TOUR

RENT

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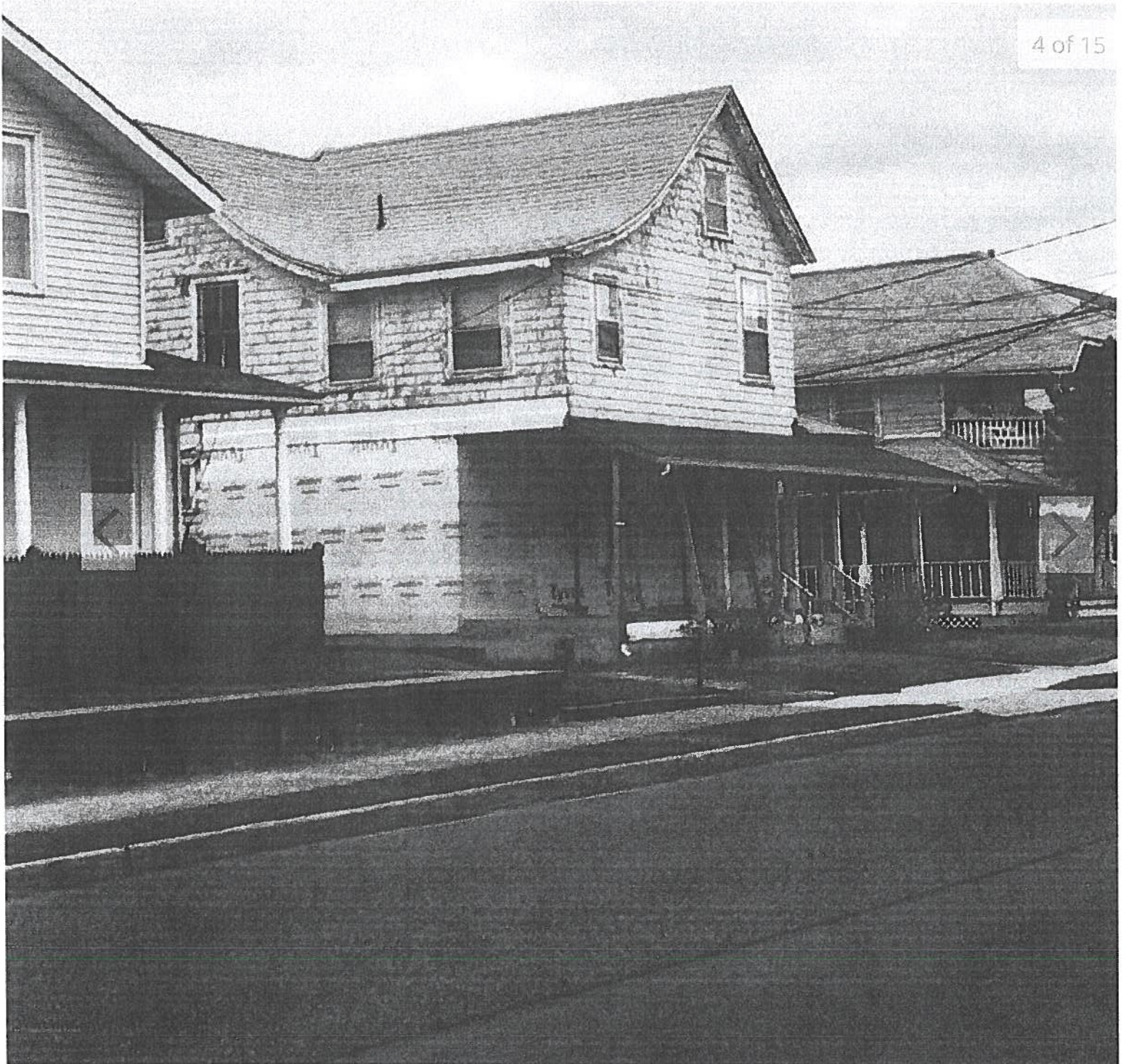


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PUBLIC VIEW OWNER VIEW
103 PARK PLACE AVE, BRADLEY BEACH, NJ 07720

4 of 15



4 beds · 2 baths · Sold: \$550,000 (4 beds, 2 baths, 1,823 sqft)

1,823 sqft

Photos

Virtual Tour

SAVE

SHARE

MOBILE

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Share



Public View Owner View 103 Park Place Ave, Bradley Beach, NJ 07720 1,823 sqft 4 beds, 2 baths



4 beds · 2 baths · Sold: \$550,000 (4 beds, 2 baths, 1,823 sqft)

1,823 sqft

Photos

103 PARK PLACE

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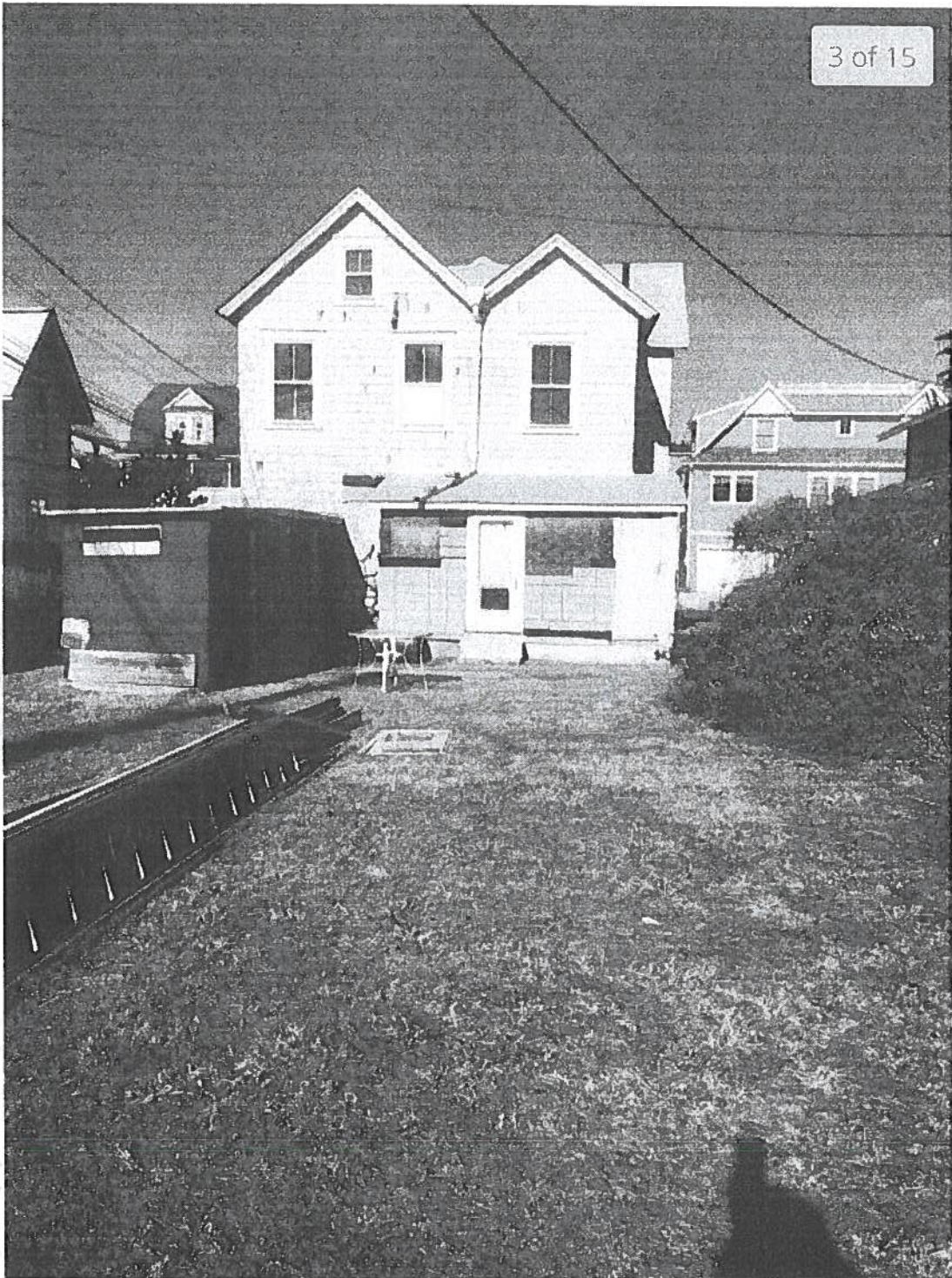
CLOSE

Public View

Owner View

103 Park Place, Bradley Beach, NJ 07720 • 07720 • 103 Park Place, NJ 07720

3 of 15



4 beds - 2 baths - Sold: \$550,000 (4 beds, 2 baths, 1,823 sqft)

1,823 sqft

205 S AVO

A-2



203 5TH
AV.

A-3



201 5¹¹⁷
400

A-4



114 OCEAN PARK
AVE

A-5



1101 BEACH
AVE
A-6



A-7



A-7



170 NEWARK

A-9



109 NEWARK

A-10



106 Mc CABE

A-11



218 Third Rd

A-12



DEFINITIONS

cury. Where an accurate boiling point is unavailable for the material in question, or for mixtures which do not have a constant boiling point, for the purposes of this classification, the 20-percent evaporated point of a distillation performed in accordance with ASTM D86 shall be used as the boiling point of the *liquid*.

[BS] BRACED WALL LINE. A straight line through the building plan that represents the location of the lateral resistance provided by the wall bracing.

[BS] BRACED WALL PANEL. A full-height section of wall constructed to resist in-plane shear loads through interaction of framing members, sheathing material and anchors. The panel's length meets the requirements of its particular bracing method and contributes toward the total amount of bracing required along its *braced wall line*.

[BE] BREAKOUT. For revolving doors, a process whereby wings or door panels can be pushed open manually for *means of egress* travel.

[BS] BRICK.

Calcium silicate (sand lime brick). A pressed and subsequently autoclaved unit that consists of sand and lime, with or without the inclusion of other materials.

Clay or shale. A solid or hollow *masonry unit* of clay or shale, usually formed into a rectangular *prism*, then burned or fired in a kiln; brick is a ceramic product.

Concrete. A concrete *masonry unit* made from Portland cement, water, and suitable aggregates, with or without the inclusion of other materials.

BUILDING. A structure enclosed with exterior walls or fire walls, built, erected and framed of component structural parts, designed for the housing shelter, enclosure and support of individuals, animals or property of any kind. When used herein, building and structure shall be interchangeable except where the context clearly indicates otherwise.

BUILDING AREA. See "Area, building."

[BG] BUILDING ELEMENT. A fundamental component of building construction, listed in Table 601, which may or may not be of fire-resistance-rated construction and is constructed of materials based on the building type of construction.

BUILDING HEIGHT. See "Height, building."

[BS] BUILDING-INTEGRATED PHOTOVOLTAIC (BIPV) PRODUCT. A building product that incorporates photovoltaic modules and functions as a component of the building envelope.

[BS] BUILDING-INTEGRATED PHOTOVOLTAIC ROOF PANEL (BIPV ROOF PANEL). A photovoltaic panel that functions as a component of the building envelope.

BUILDING SUBCODE OFFICIAL. A qualified person appointed by the municipal appointing authority or the commissioner pursuant to the act and the regulations to enforce the provisions of the building subcode within the jurisdiction of the enforcing agency.

[BS] BUILT-UP ROOF COVERING. Two or more layers of felt cemented together and surfaced with a cap sheet, mineral aggregate, smooth coating or similar surfacing material.

[BG] CABLE-RESTRAINED, AIR-SUPPORTED STRUCTURE. A structure in which the uplift is resisted by cables or webbings which are anchored to either foundations or dead men. Reinforcing cable or webbing is attached by various methods to the membrane or is an integral part of the membrane. This is not a cable-supported structure.

[BG] CANOPY. A permanent structure or architectural projection of rigid construction over which a covering is attached that provides weather protection, identity or decoration. A canopy is permitted to be structurally independent or supported by attachment to a building on one or more sides.

[F] CAPACITOR ENERGY STORAGE SYSTEM. A stationary, rechargeable energy storage system consisting of capacitors, chargers, controls and associated electrical equipment designed to provide electrical power to a building or facility. The system is typically used to provide standby or emergency power, an uninterruptable power supply, load shedding, load sharing or similar capabilities.

Preengineered capacitor energy storage system. A capacitor energy storage system consisting of capacitors, an energy management system, components and modules that are produced in a factory, designed to constitute the system when assembled and shipped to the job site for assembly.

Prepackaged capacitor energy storage system. A capacitor energy storage system consisting of capacitors, an energy management system, components and modules that is factory assembled and then shipped as a complete unit for installation at the job site.

[F] CARBON DIOXIDE EXTINGUISHING SYSTEMS. A system supplying carbon dioxide (CO₂) from a pressurized vessel through fixed pipes and nozzles. The system includes a manual- or *automatic*-actuating mechanism.

[F] CARBON MONOXIDE ALARM. A single- or multiple-station alarm intended to detect carbon monoxide gas and alert occupants by a distinct audible signal. It incorporates a sensor, control components and an alarm notification appliance in a single unit.

[F] CARBON MONOXIDE DETECTOR. A device with an integral sensor to detect carbon monoxide gas and transmit an alarm signal to a connected alarm control unit.

[BG] CARE SUITE. In Group I-2 occupancies, a group of treatment rooms, care recipient sleeping rooms and the support rooms or spaces and circulation space within the suite where staff are in attendance for supervision of all care recipients within the suite, and the suite is in compliance with the requirements of Section 407.4.4.

[BS] CAST STONE. A building stone manufactured from Portland cement concrete precast and used as a *trim*, *vener* or facing on or in buildings or structures.

[F] CEILING LIMIT. The maximum concentration of an airborne contaminant to which one may be exposed. The ceiling limits utilized are those published in DOL 29 CFR Part 1910.1000. The ceiling Recommended Exposure Limit (REL-C) concentrations published by the U.S. National Institute for Occupational Safety and Health (NIOSH), Threshold Limit Value—Ceiling (TLV-C) concentrations published by

[BE] GAMING. To deal, operate, carry on, conduct, maintain or expose for play any game played with cards, dice, equipment or any mechanical, electromechanical or electronic device or machine for money, property, checks, credit or any representative of value except where occurring at private home or operated by a charitable or educational organization.

[BE] GAMING AREA. Single or multiple areas of a building or facility where gaming machines or tables are present and gaming occurs, including but not limited to, primary casino gaming areas, VIP gaming areas, high-roller gaming areas, bar tops, lobbies, dedicated rooms or spaces such as in retail or restaurant establishments, sports books and tournament areas.

[BE] GAMING MACHINE TYPE. Categorization of gaming machines per type of game played on them, including, but not limited to, slot machines, video poker and video keno.

[BE] GAMING TABLE TYPE. Categorization of gaming tables per the type of game played on them, including, but not limited to, baccarat, bingo, blackjack/21, craps, pai gow, poker, roulette.

[F] GAS CABINET. A fully enclosed, ventilated noncombustible enclosure used to provide an isolated environment for *compressed gas* cylinders in storage or *use*. Doors and access ports for exchanging cylinders and accessing pressure-regulating controls are allowed to be included.

[F] GAS DETECTION SYSTEM. A system or portion of a combination system that utilizes one or more stationary sensors to detect the presence of a specified gas at a specified concentration and initiate one or more responses required by this code, such as notifying a responsible person, activating an alarm signal, or activating or deactivating equipment. A self-contained gas detection and alarm device is not classified as a gas detection system.

[F] GAS ROOM. A separately ventilated, fully enclosed room in which only *compressed gases* and associated equipment and supplies are stored or *used*.

[F] GASEOUS HYDROGEN SYSTEM. An assembly of piping, devices and apparatus designed to generate, store, contain, distribute or transport a nontoxic, gaseous hydrogen-containing mixture having not less than 95-percent hydrogen gas by volume and not more than 1-percent oxygen by volume. Gaseous hydrogen systems consist of items such as *compressed gas* containers, reactors and appurtenances, including pressure regulators, pressure relief devices, manifolds, pumps, compressors and interconnecting piping and tubing and controls.

[BF] GLASS FIBERBOARD. Fibrous glass roof insulation consisting of inorganic glass fibers formed into rigid boards using a binder. The board has a top surface faced with asphalt and kraft reinforced with glass fiber.

[BS] GRADE (LUMBER). The classification of lumber in regard to strength and utility in accordance with American Softwood Lumber Standard DOC PS 20 and the grading rules of an *approved* lumber rules-writing agency.

[BE] GRADE FLOOR OPENING. A window or other opening located such that the sill height of the opening is not

more than 44 inches (1118 mm) above or below the finished ground level adjacent to the opening.

[BG] GRADE PLANE. A reference plane representing the average of finished ground level adjoining the building at *exterior walls*. Where the finished ground level slopes away from the *exterior walls*, the reference plane shall be established by the lowest points within the area between the building and the *lot line* or, where the *lot line* is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

GRADE PLANE, STORY ABOVE. See "Story above grade plane."

[BE] GRANDSTAND. Tiered seating supported on a dedicated structural system and two or more rows high and is not a building element (see "*Bleachers*").

[BG] GREENHOUSE. A structure or thermally isolated area of a building that maintains a specialized sunlit environment used for and essential to the cultivation, protection or maintenance of plants.

[BG] GROSS LEASABLE AREA. The total floor area designed for tenant occupancy and exclusive use. The area of tenant occupancy is measured from the centerlines of joint partitions to the outside of the tenant walls. All tenant areas, including areas used for storage, shall be included in calculating gross leasable area.

[BG] GROUP HOME. A facility for social rehabilitation, substance abuse or mental health problems that contains a group housing arrangement that provides *custodial care* but does not provide medical care.

[BE] GUARD. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

[BG] GUESTROOM. A room used or intended to be used by one or more guests for living or sleeping purposes.

[BS] GYPSUM BOARD. The generic name for a family of sheet products consisting of a noncombustible core primarily of gypsum with paper surfacing. Gypsum wallboard, gypsum sheathing, gypsum base for gypsum veneer plaster, exterior gypsum soffit board, predecorated gypsum board and water-resistant gypsum backing board complying with the standards listed in Tables 2506.2, 2507.2 and Chapter 35 are types of gypsum board.

[BS] GYPSUM PANEL PRODUCT. The general name for a family of sheet products consisting essentially of gypsum.

[BS] GYPSUM PLASTER. A mixture of calcined gypsum or calcined gypsum and lime and aggregate and other *approved* materials as specified in this code.

[BS] GYPSUM VENEER PLASTER. *Gypsum plaster* applied to an *approved* base in one or more coats normally not exceeding $\frac{1}{4}$ inch (6.4 mm) in total thickness.

[BG] HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

ants of the building or buildings on the premises are stored or kept, without provisions for repairing or servicing such vehicles for profit.

[BG] PROSCENIUM WALL. The wall that separates the *stage* from the auditorium or assembly seating area.

PSYCHIATRIC HOSPITALS. See "Hospitals."

[BE] PUBLIC ENTRANCE. An entrance that is not a *service entrance* or a *restricted entrance*.

[A] PUBLIC WAY. A street, alley or other parcel of land open to the outside air leading to a street, that has been deeded, dedicated or otherwise permanently appropriated to the public for public use and which has a clear width and height of not less than 10 feet (3048 mm).

[BE] PUBLIC-USE AREAS. Interior or exterior rooms or spaces that are made available to the general public.

[F] PYROPHORIC. A chemical with an auto-ignition temperature in air, at or below a temperature of 130°F (54.4°C).

[F] PYROTECHNIC COMPOSITION. A chemical mixture that produces visible light displays or sounds through a self-propagating, heat-releasing chemical reaction which is initiated by ignition.

[BF] RADIANT BARRIER. A material having a low-emittance surface of 0.1 or less installed in building assemblies.

RADIOACTIVE MATERIAL. Any material or combination of materials that spontaneously emit ionizing radiation.

[BE] RAMP. A walking surface that has a running slope steeper than one unit vertical in 20 units horizontal (5-percent slope).

RAMP, EXIT ACCESS. See "Exit access ramp."

RAMP, EXTERIOR EXIT. See "Exterior exit ramp."

RAMP, INTERIOR EXIT. See "Interior exit ramp."

[BG] RAMP-ACCESS OPEN PARKING GARAGES. *Open parking garages* employing a series of continuously rising floors or a series of interconnecting ramps between floors permitting the movement of vehicles under their own power from and to the street level.

[A] RECORD DRAWINGS. Drawings ("as built") that document the location of all devices, appliances, wiring sequences, wiring methods and connections of the components of a *fire alarm system* as installed.

[BF] REFLECTIVE PLASTIC CORE INSULATION. An insulation material packaged in rolls, that is less than 1/2 inch (12.7 mm) thick, with not less than one exterior low-emittance surface (0.1 or less) and a core material containing voids or cells.

[A] REGISTERED DESIGN PROFESSIONAL. An individual who is registered or licensed to practice their respective design profession as defined by the statutory requirements of the professional registration laws of the state or *jurisdiction* in which the project is to be constructed.

[BG] RELIGIOUS WORSHIP, PLACE OF. A building or portion thereof intended for the performance of religious services.

[BG] REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles.

[BS] REROOFING. The process of recovering or replacing an existing *roof covering*. See "Roof recover" and "Roof replacement."

[BG] RESIDENTIAL AIRCRAFT HANGAR. An accessory building less than 2,000 square feet (186 m²) and 20 feet (6096 mm) in *building height* constructed on a one- or two-family property where aircraft are stored. Such use will be considered as a residential accessory use incidental to the dwelling.

RESIDENTIAL HEALTH CARE FACILITY. A facility not located with, and operated by, a licensed health care facility that provides food, shelter, supervised health care and related services, in a homelike setting, to four or more persons 18 years of age or older who are unrelated to the owner or administrator.

[BS] RESISTANCE FACTOR. A factor that accounts for deviations of the actual strength from the *nominal strength* and the manner and consequences of failure (also called "strength reduction factor").

[BE] RESTRICTED ENTRANCE. An entrance that is made available for *common use* on a controlled basis, but not public use, and that is not a *service entrance*.

[BG] RETRACTABLE AWNING. A retractable *awning* is a cover with a frame that retracts against a building or other structure to which it is entirely supported.

[BS] RISK CATEGORY. A categorization of buildings and other structures for determination of *flood*, wind, snow, ice and earthquake *loads* based on the risk associated with unacceptable performance.

[BS] RISK-TARGETED MAXIMUM CONSIDERED EARTHQUAKE (MCE_R) GROUND MOTION RESPONSE ACCELERATIONS. The most severe earthquake effects considered by this code, determined for the orientation that results in the largest maximum response to horizontal ground motions and with adjustment for targeted risk.

[BS] ROOF ASSEMBLY (For application to Chapter 15 only). A system designed to provide weather protection and resistance to design *loads*. The system consists of a *roof covering* and *roof deck* or a single component serving as both the roof covering and the *roof deck*. A roof assembly can include an underlayment, a thermal barrier, insulation or a *vapor retarder*.

[BS] ROOF COATING. A fluid-applied, adhered coating used for roof maintenance or *roof repair*, or as a component of a *roof covering system* or *roof assembly*.

[BS] ROOF COVERING. The covering applied to the *roof deck* for weather resistance, fire classification or appearance.

ROOF COVERING SYSTEM. See "Roof assembly."

[BS] ROOF DECK. The flat or sloped surface constructed on top of the *exterior walls* of a building or other supports for the purpose of enclosing the *story* below, or sheltering an area, to protect it from the elements, not including its supporting members or vertical supports.

ROOF DRAINAGE, POSITIVE. See "Positive roof drainage."

A-14



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: 7/11/2019
Application Number: ZA-19-0146
Permit Number: _____
Project Number: _____
Fee: \$45

Denial of Application

Date 7/13/2019

To: DANIEL WALSH
1003 OCEAN AVENUE
BRADLEY BEACH, NJ 07720

CC: App Tele:(718) 887-4445

RE: 103 PARK PLACE AVE
Block: 25 Lot: 8 Qual: Zone: R-B

Dear DANIEL WALSH,

The following comments were made during the denial process:

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

The applicant describes the proposed work in detail:

"Proposed construction of 2 1/2 story single family residence, with a 2 car detached garage with a one bedroom apartment above ??? ??? back plans."

THE APPLICANT DOES NOT DESCRIBE ALL PROPOSED WORK IN DETAIL IN THE DETAILED DESCRIPTION. THERE ARE STRUCTURES PROPOSED THAT ARE NOT IDENTIFIED.

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

DEMOLITION:

- The applicant is proposing to demolish the existing principal structure (single family dwelling) on the property.
- The applicant is proposing to demolish all accessory structures on the property.
- The applicant is proposing to create a vacant lot.

NEW RESIDENCE:

- The applicant is proposing to construct a 24.5'X40', 2.5 story, single family dwelling.
- The proposed principal structure shall be setback 19.4' from the front yard lot line, 65.6' from the rear yard lot line, and 4' and 11.5' from the side yard lot lines.

Per Land Development Ordinance section 450-26-D:

Area, yard and building requirements. The following standards are established hereafter and are further set forth in the Schedule of Height, Area and Yard Requirements[2] of this chapter.

[Amended 8-8-2006 by Ord. No. 2006-12]

(1) Area, yard and building limitations:

(a) Minimum lot area: 5,000 square feet.

[Amended 10-25-2011 by Ord. No. 2011-19]

ZONING NOTES:

- The existing lot presents with a minimum lot area of 5,000 square feet.

(b) Minimum lot width: 50 feet.

[Amended 10-25-2011 by Ord. No. 2011-19]

ZONING NOTES:

- The existing lot presents with a lot width of 40'.

(c) Minimum lot depth: 100 feet.

ZONING NOTES:

- The existing lot presents with a depth of 125'.

(d) Minimum front yard: 15 feet and 25 feet. The front yard depth shall be a minimum of 15 feet on north-south streets and 25 feet on east-west streets or the minimum depth of any front yard within the block and fronting on the same street on which the structure fronts. When the prevailing setback of the existing buildings along a block front is less than the setback requirements, the front yard set back distance may be reduced to the average of front yard setbacks of principal structures on all developed properties on the same side of the street within 200 feet of the property as documented by a map prepared by a licensed land surveyor. The average depth will be from the front wall of the structure provided that such setback is not less than 10 feet. Front porches shall also be averaged within 200 feet on each side of the lot and within the same block front.

[Amended 2-28-2017 by Ord. No. 2017-10]

ZONING NOTES:

- The property is located on an east-west street, therefore the required front yard setback is 25'. The applicant indicates the average building alignment to be 19.03'. The applicant is proposing a 19.4' front yard setback.

(e) Minimum side yards: five feet and 10 feet.

ZONING NOTES:

- Per the bulk regulations: "The minimum side yards for lots not meeting the minimum lot width requirement that exist shall be 10% and 20%. The existing lot presents with a lot width of 40'. Therefore the required side yard setbacks are 4' and 8'. The applicant indicates the proposed side yard setbacks to be 4' and 11.5'.

(f) Minimum rear yard: 25 feet.

ZONING NOTES:

- The applicant is proposing a rear yard setback of 65.6'

(g) Maximum building height: 35 feet (2 1/2 stories).

ZONING NOTES:

- The applicant is proposing a building height of 34.5'.

(h) Maximum building coverage: 35%.

ZONING NOTES:

- The applicant indicates the proposed building coverage to be 34.68%.

(i) Maximum impervious coverage: 60%.

ZONING NOTES:

- The applicant indicates the proposed lot coverage to be 59.65%

(j) Minimum off-street parking: two spaces per dwelling unit.

ZONING NOTES:

- The applicant is proposing minimum off-street parking: two spaces per dwelling unit.

DORMER:

ZONING NOTES:

- The applicant is proposing to construct one (1) 6.25' wide dormer, one (1) 8' wide dormer and one (1) 9' wide dormer.
- The applicant does not display the limitations of the story below displaying compliance with the 2' requirement. The applicant does not display compliance with the Land Development Ordinance. Denied zoning OK

PERMITTED YARD ENCROACHMENTS:

Per Land Development Ordinance section 450-13-A:

A. An open, unscreened entrance porch leading to the basement, cellar or first floor, projecting not more than eight feet in depth, not exceeding the width of the existing or proposed structure, not including steps, into a required front yard area, provided there is no side yard encroachment. If it is a wraparound porch, it will not encroach the side yard setback. Said front porch is to have open rails or spindles.

[Amended 1-27-2009 by Ord. No. 2009-2]

ZONING NOTES:

- The applicant is proposing to construct a 7.33'X24.5', unscreened entrance porch leading to the first floor.
- The proposed unscreened entrance porch projects 5.35" into the required front yard area.
- The proposed unscreened entrance porch does not exceed the width of the proposed structure.
- The proposed unscreened entrance porch does not encroach into the side yard areas.

(f) Maximum building (peak) height of accessory structure: 25 feet.

ZONING NOTES:

- The applicant is proposing a building (peak) height of 24.25'.

(g) Maximum eave height of garage: 12 feet.

ZONING NOTES:

- The applicant is proposing a garage eaves height of 9.5'.

(h) Minimum number of internal parking spaces: two spaces.

ZONING NOTES:

- The applicant is proposing a minimum number of two parking spaces.

(i) Second floor porches or balconies are not permitted.

ZONING NOTES:

- The applicant is not proposing porches or balconies on the second floor.

(j) Exterior staircases are not permitted.

ZONING NOTES:

- The applicant is not proposing exterior staircases.

(k) Garage apartments are not permitted on corner lots.

[Added 10-25-2011 by Ord. No. 2011-19]

ZONING NOTES:

- The property is not located on a corner lot.

Per Land Development Ordinance section 450-26-D:

(k) Minimum side yard (accessory structure): five feet.

ZONING NOTES:

- The proposed Accessory Garage Apartment presents with a side yard setback of 5'.

(l) Minimum rear yard (accessory structure): five feet.

ZONING NOTES:

- The proposed Accessory Garage Apartment presents with a rear yard setback of 5'.

(m) Minimum distance from primary structure: 20 feet.

ZONING NOTES:

- The proposed Accessory Garage Apartment presents with a minimum distance from the primary structure of 40.6'.

RESIDENTIAL PARKING AND DRIVEWAY REQUIREMENTS:

Per Land Development Ordinance section 450-41-A:

A. One- and two-family uses.

(1) Driveways and parking areas installed for one- and two-family dwellings shall be a minimum of eight feet in width inside the property lines and shall be located a minimum of three feet from a side lot line.

ZONING NOTES:

- The applicant is proposing a driveway and parking area with a minimum of 8' in width.

(2) Curb cuts shall be a maximum of 12 feet in width. Driveway aprons shall be a maximum of 10 feet in width at the property line and 12 feet in width at the curbline. The portion of a sidewalk forming part of a driveway and the driveway apron shall be constructed of concrete, six inches thick, reinforced with six by six 10/10 WWM. Each lot shall have no more than one driveway and curb cut.

[Amended 5-9-2006 by Ord. No. 2006-3]

ZONING NOTES:

- Code Enforcement review and approval is required

(3) Driveways and parking areas located in the front yard shall not exceed a width of 12 feet, which area shall consist of impervious pavement to be used for off-street parking.

ZONING NOTES:

- The proposed driveway and parking area located in the front yard does not exceed a width of 8'.

(4) No driveway less than 20 feet in length shall be permitted as measured from the property line to the end of the driveway.

[Amended 10-25-2011 by Ord. No. 2011-19]

ZONING NOTES:

- The proposed driveway exceeds 20' in length from the property line to the end of the driveway.

(5) Driveways on corner lots shall be installed on the side of the lot farthest from the intersection. On corner lots less than 50 feet in width, the driveway shall be installed on the side of the lot with the longest street frontage.

ZONING NOTES:

- N/A

(6) Driveways and parking areas shall be improved with a dust-free durable, all-weather material, said material is deemed to include concrete, asphalt, brick or concrete pavers but shall exclude gravel, stone or other similar material. The area between the end of the driveway and the street, inclusive of the sidewalk, shall be concrete with a minimum depth of six inches reinforced with welded wire mesh, designed and constructed in accordance with details and specifications provided by the Borough Engineer. The surface of the apron shall be at the same elevation as the sidewalk sections, which are joined to each side so that the sidewalk continues uninterrupted where it crosses the driveway.

ZONING NOTES:

- Borough Engineer review and approval is required.

(7) Driveways and parking areas shall be graded and installed to effect positive drainage to the gutter and/or away from the nearest property line and into the lawn area of the front, rear or side yards. No driveway or apron shall obstruct the flow of stormwater in the gutter or otherwise cause water to collect or pond.

ZONING NOTES:

- Borough Engineer review and approval is required.

BUILDING AND IMPERVIOUS COVERAGE:

- The applicant is proposing walkways in the front and rear yard area.
- The applicant indicates the proposed building coverage to be 34.68%
- The applicant indicates the proposed impervious coverage to be 59.65%

PERFORMANCE STANDARDS FOR ALL USES:

- The applicant is proposing to construct two HVAC units, proximal to the proposed principal structure, setback 1.5' from the side yard lot line. The required setback for new construction is 5'. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.
- The applicant is proposing to construct one HVAC unit, proximal to the proposed accessory garage apartment, setback 1.25' from the side yard lot line. The required setback for new construction is 5'. 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.

Sincerely,

George Waterman, Zoning Official



Borough of Bradley Beach
701 Main Street
Bradley Beach, NJ 07720
(732) 776-2999 ext 1038

Date Issued: _____
Application Number: ZA-19-0253
Application Date: 11/13/2019
Project Number: _____
Permit Number: _____
Fee: \$45.00 CHK 3647

Zoning Permit

Worksite: **103 PARK PLACE AVE**
Location: **Borough of Bradley Beach, NJ 07720**

Contractor: **DAN WALSH**
103 PARK PLACE AVE
BRADLEY BEACH NJ 07720

Owner: **WALSH, DANIEL J.**
Address: **103 PARK PLACE AVE**
BRADLEY BEACH, NJ 07720

Applicant: **DAN WALSH**
Address: **103 PARK PLACE AVE**
BRADLEY BEACH, NJ 07720

Block: 25 Lot: 8 Qualifier: _____ Zone: R-B

This Certifies that an application for the issuance of a Zoning Permit has been examined.

Present Use: (None)

Non Conforming Use

Non Conforming Structure

Proposed Use: Single-Family Dwellings with Accessory Garage Apartment

Work Description:

New Building, Deck/Porch, New Accessory Structure - PROPOSED ONE BEDROOM APARTMENT OVER TWO CAR GARAGE (540 SF FOOTPRINT), PROPOSED TWO AND A HALF STORY SINGLE FAMILY DWELLING (1004.5 SF FOOTPRINT), PROPOSED COVERED PORCH (171.5 SF FOOTPRINT), REFER TO PLOT PLAN BY LANDMARK SURVEYING AND ENGINEERING, INC FOR ALL SETBACKS AND COVERAGES. ADDITIONAL SITE IMPROVEMENTS INCLUDE NEW REAR STOOP (25.24 SF), THREE AC UNITS AT 9 SF EACH, FRONT STEPS (22.5 SF) AND REAR STEPS (12.39 SF) AND NEW PAVER RIBBON DRIVEWAY AND WALKWAY (1,104.65 SF) AND CONCRETE APRON AT GARAGE (71.55 SF).

Application Approved Date: _____

Upon review it was determined that the Zoning Permit:

Permitted by Ordinance 450

Permitted by Variance approved on: _____

Approved with Conditions

Valid Nonconforming Use/Structure is established by

Zoning Board of Adjustment

Zoning Officer

Additional Comments:

The property is located within the R-B Zone. The present approved zoning use of the property is a vacant lot.

The applicant describes the proposed work in detail:

"Proposed 1 bedroom apartment over 2 car garage (540 sf footprint), proposed 2.5 story single family dwelling (1004.5 sf footprint), proposed covered porch (171.5 sf footprint), refer to plot plan by Landmark Surveying and Engineering, Inc for all setbacks and coverages. Additional site improvements include new rear stoop (25.24 sf), (3) ac units at 9 sf each, front steps (22.5 sf) and rear steps (12.39 sf) and ne paver ribbon driveway and walkway (1,104.65 sf) and concrete apron at garage (71.55 sf)."

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

NEW RESIDENCE:

- The applicant is proposing to construct a 24.5'X41', 2.5 story, single family dwelling.

- The proposed principal structure shall be setback 21' from the front yard lot line, 63' from the rear yard lot line, and 4' and 11.5' from the side yard lot lines.

Per Land Development Ordinance section 450-26-D:

Area, yard and building requirements. The following standards are established hereafter and are further set forth in the Schedule of Height, Area and Yard Requirements[2] of this chapter.

[Amended 8-8-2006 by Ord. No. 2006-12]

(1) Area, yard and building limitations:

(a) Minimum lot area: 5,000 square feet.

[Amended 10-25-2011 by Ord. No. 2011-19]

ZONING NOTES:

- The existing lot presents with a minimum lot area of 5,000 square feet.

(b) Minimum lot width: 50 feet.

[Amended 10-25-2011 by Ord. No. 2011-19]

ZONING NOTES:

- The existing lot presents with a lot width of 40'.

(c) Minimum lot depth: 100 feet.

ZONING NOTES:

- The existing lot presents with a depth of 125'.

(d) Minimum front yard: 15 feet and 25 feet. The front yard depth shall be a minimum of 15 feet on north-south streets and 25 feet on east-west streets or the minimum depth of any front yard within the block and fronting on the same street on which the structure fronts. When the prevailing setback of the existing buildings along a block front is less than the setback requirements, the front yard set back distance may be reduced to the average of front yard setbacks of principal structures on all developed properties on the same side of the street within 200 feet of the property as documented by a map prepared by a licensed land surveyor. The average depth will be from the front wall of the structure, provided that such setback is not less than 10 feet. Front porches shall also be averaged within 200 feet on each side of the lot and within the same block front.

[Amended 2-28-2017 by Ord. No. 2017-10]

ZONING NOTES:

- The property is located on an east-west street, therefore the required front yard setback is 25'. The applicant indicates the average building alignment to be 19.03'. The applicant is proposing a 21' front yard setback.

(e) Minimum side yards: five feet and 10 feet.

ZONING NOTES:

- Per the bulk regulations: "The minimum side yards for lots not meeting the minimum lot width requirement that exist shall be 10% and 20%. The existing lot presents with a lot width of 40'. Therefore the required side yard setbacks are 4' and 8'. The applicant indicates the proposed side yard setbacks to be 4' and 11.5'.

(f) Minimum rear yard: 25 feet.

ZONING NOTES:

- The applicant is proposing a rear yard setback of 63'

(g) Maximum building height: 35 feet (2 1/2 stories).

ZONING NOTES:

- The applicant is proposing a building height of 34.7'.

(h) Maximum building coverage: 35%.

ZONING NOTES:

- The applicant indicates the proposed building coverage to be 34.82%.

(i) Maximum impervious coverage: 60%.

ZONING NOTES:

- The applicant indicates the proposed lot coverage to be 59.59%

(j) Minimum off-street parking: two spaces per dwelling unit.

ZONING NOTES:

- The applicant is proposing minimum off-street parking: two spaces per dwelling unit.

PERMITTED YARD ENCROACHMENTS:

Per Land Development Ordinance section 450-13-A:

A. An open, unscreened entrance porch leading to the basement, cellar or first floor, projecting not more than eight feet in depth, not exceeding the width of the existing or proposed structure, not including steps, into a required front yard area, provided there is no side yard encroachment. If it is a wraparound porch, it will not encroach the side yard setback.

Said front porch is to have open rails or spindles.

[Amended 1-27-2009 by Ord. No. 2009-2]

ZONING NOTES:

- The applicant is proposing to construct a 7.0'X24.5', unscreened entrance porch leading to the first floor.
- The proposed unscreened entrance porch projects 5.03' into the required front yard area.
- The proposed unscreened entrance porch does not exceed the width of the proposed structure.
- The proposed unscreened entrance porch does not encroach into the side yard areas.
- The proposed unscreened entrance porch is not a wrap around.

Per Land Development Ordinance section 450-13-B:

B. An open uncovered or unroofed deck leading to the second floor, directly above the open unscreened porch as indicated in Subsection A, also not projecting more than eight feet in depth and not exceeding the width of the existing or proposed structure into the required front yard. Said porch or deck will have open rails or spindles and can be cantilevered, with no retractable awnings or pressure-treated flooring or railings.

[Amended 1-27-2009 by Ord. No. 2009-2]

ZONING NOTES:

- The applicant is proposing to construct a 7.0'X24.5' open uncovered or unroofed deck leading to the second floor, directly above the open unscreened porch as indicated in Subsection A.
- The proposed open uncovered or unroofed deck projects 5.03" into the required front yard area.
- The proposed open uncovered or unroofed deck does not exceed the width of the proposed structure.
- The proposed open uncovered or unroofed deck does not encroach into the side yard areas.

Per Land Development Ordinance section 450-13-E:

E. An open and uncovered and unroofed deck or patio not more than three feet above ground level may extend into a required side or rear yard to within five feet of a side or rear property line. This restriction shall not apply to such patios if constructed at ground level.

ZONING NOTES:

- The applicant is proposing to construct an open and uncovered and unroofed deck more than three feet above ground level attached to the rear of the residence. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

Per Land Development Ordinance section 450-13-F:

F. Ordinary projections of cornices, eaves, gutters, sills, belt courses, chimneys, flues, buttresses and ornamental features may project not more than 24 inches into any required yard area.

ZONING NOTES:

- The proposed ordinary projections of cornices, eaves, gutters, sills, belt courses, chimneys, flues, buttresses and ornamental features do not more than 24 inches into any required yard area, from the principal structure.

HALF STORY:

ZONING NOTES:

- The applicant is proposing a floor area exceeding 50%. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment interpretation and approval is required.

GARAGE APARTMENT:

Per Land Development Ordinance section 450-26-B-(1):

(1) Garage apartments in accordance with the following:

[Amended 1-27-2009 by Ord. No. 2009-1; 11-24-2009 by Ord. No. 2009-15]

(a) Maximum garage floor area (first floor): 800 square feet.

ZONING NOTES:

- The applicant is proposing a maximum garage floor area of 435 square feet.

(b) Maximum apartment floor area (second floor): 600 square feet (including staircase).

[Amended 10-25-2011 by Ord. No. 2011-19]

ZONING NOTES:

- The applicant is proposing a maximum apartment floor area of 482.8 square feet.

(c) Maximum of one bedroom.

ZONING NOTES:

- The applicant is proposing a maximum of one bedroom.

(d) Garage and common area only on the ground floor.

ZONING NOTES:

- The applicant is proposing a common area on the ground floor.

(e) Living accommodations on the second floor only.

ZONING NOTES:

- The applicant is proposing living accommodations on the second floor only.

(f) Maximum building (peak) height of accessory structure: 25 feet.

ZONING NOTES:

- The applicant is proposing a building (peak) height of 24.09'.

(g) Maximum eave height of garage: 12 feet.

ZONING NOTES:

- The applicant is proposing a garage eaves height of 9.25'.

(h) Minimum number of internal parking spaces: two spaces.

ZONING NOTES:

- The applicant is proposing a minimum number of two parking spaces.

(i) Second floor porches or balconies are not permitted.

ZONING NOTES:

- The applicant is not proposing porches or balconies on the second floor.

(j) Exterior staircases are not permitted.

ZONING NOTES:

- The applicant is not proposing exterior staircases.

(k) Garage apartments are not permitted on corner lots.

[Added 10-25-2011 by Ord. No. 2011-19]

ZONING NOTES:

- The property is not located on a corner lot.

Per Land Development Ordinance section 450-26-D:

(k) Minimum side yard (accessory structure): five feet.

ZONING NOTES:

- The proposed Accessory Garage Apartment presents with a side yard setbacks of 5' and 8'.

(l) Minimum rear yard (accessory structure): five feet.

ZONING NOTES:

- The proposed Accessory Garage Apartment presents with a rear yard setback of 5'.

(m) Minimum distance from primary structure: 20 feet.

ZONING NOTES:

- The proposed Accessory Garage Apartment presents with a minimum distance from the primary structure of 38'.

RESIDENTIAL PARKING AND DRIVEWAY REQUIREMENTS:

Per Land Development Ordinance section 450-41-A:

A.

One- and two-family uses.

(1) Driveways and parking areas installed for one- and two-family dwellings shall be a minimum of eight feet in width inside the property lines and shall be located a minimum of three feet from a side lot line.

ZONING NOTES:

- The applicant is proposing a driveway and parking area with a minimum of 8' in width.

(2) Curb cuts shall be a maximum of 12 feet in width. Driveway aprons shall be a maximum of 10 feet in width at the property line and 12 feet in width at the curblin. The portion of a sidewalk forming part of a driveway and the driveway apron shall be constructed of concrete, six inches thick, reinforced with six by six 10/10 WWM. Each lot shall have no more than one driveway and curb cut.

[Amended 5-9-2006 by Ord. No. 2006-3]

ZONING NOTES:

- Code Enforcement review and approval is required

(3) Driveways and parking areas located in the front yard shall not exceed a width of 12 feet, which area shall consist of impervious pavement to be used for off-street parking.

ZONING NOTES:

- The proposed driveway and parking area located in the front yard does not exceed a width of 8'.

(4) No driveway less than 20 feet in length shall be permitted as measured from the property line to the end of the driveway.

[Amended 10-25-2011 by Ord. No. 2011-19]

ZONING NOTES:

- The proposed driveway exceeds 20' in length from the property line to the end of the driveway.

(5) Driveways on corner lots shall be installed on the side of the lot farthest from the intersection. On corner lots less than 50 feet in width, the driveway shall be installed on the side of the lot with the longest street frontage.

ZONING NOTES:

- N/A

(6) Driveways and parking areas shall be improved with a dust-free durable, all-weather material, said material is deemed to include concrete, asphalt, brick or concrete pavers but shall exclude gravel, stone or other similar material. The area between the end of the driveway and the street, inclusive of the sidewalk, shall be concrete with a minimum depth of six inches reinforced with welded wire mesh, designed and constructed in accordance with details and specifications provided by the Borough Engineer. The surface of the apron shall be at the same elevation as the sidewalk sections, which are joined to each side so that the sidewalk continues uninterrupted where it crosses the driveway.

ZONING NOTES:

- Borough Engineer review and approval is required.

(7) Driveways and parking areas shall be graded and installed to effect positive drainage to the gutter and/or away from the nearest property line and into the lawn area of the front, rear or side yards. No driveway or apron shall obstruct the flow of stormwater in the gutter or otherwise cause water to collect or pond.

ZONING NOTES:

- Borough Engineer review and approval is required.

BUILDING AND IMPERVIOUS COVERAGE:

- The applicant is proposing walkways in the front and rear yard area.
- The applicant indicates the proposed building coverage to be 34.82%
- The applicant indicates the proposed impervious coverage to be 59.59%

PERFORMANCE STANDARDS FOR ALL USES:

Per Land Development Ordinance section 450-58-H:

H. Ventilation. No use shall obstruct the natural ventilation of adjacent uses nor contaminate the air with excessive heat or odor. Further, no HVAC or mechanicals, which present with any type of exterior ventilation for properites which include new construction or residential additions shall require a five-foot setback. All other properties shall not be permitted to ventilate toward an adjacent uses unless set back five feet from the property line(s), or constructed and maintained to deflect the ventilation 90° away from the adjacent use.

ZONING NOTES:

- The applicant is proposing to construct two HVAC units, proximal to the proposed principal structure, setback 5' from the proximal side yard lot line, and 59' from the rear yard lot line.
- The applicant is proposing to construct one HVAC unit, proximal to the proposed accessory garage apartment, setback 5' from the proximal side yard lot line, and 6' from the rear yard lot line.

The applicant does not display compliance with the Land Development Ordinance.
Zoning Board of Adjustment approval is required.

George Waterman, Zoning Official

11/25/2019

Date

Please contact the Borough of Bradley Beach Construction Department and Code Enforcement Department, for possible required permits prior to commencing work.

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