



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: 11/4/2019
 Application Number: ZA-19-0247
 Permit Number: _____
 Project Number: _____
 Fee: \$45

Denial of Application

Date: 11/18/2019

To: BRUCE GARRY
 204 EVERGREEN AVE
 BRADLEY BEACH, NJ 07720

CC: App Tele:(908) 415-1085
 App Email:BMGARRY@GMAIL.COM

RE: 204 EVERGREEN AVE
 Block: 75 Lot: 13 Qual: Zone: R-1

Dear BRUCE GARRY,

The following comments were made during the denial process:

The property is located in the R-1 Zone. The present approved zoning use of the property is a Single Family Dwelling with Nonconforming Garage Apartment.

The applicant describes the proposed work in detail:

"To add a covered front porch with a second floor rood deck (open) along the front of our home. The porch would extend 10' out from the front of the house and be the same width as the house, approx. 38'-7" wide. The existing house is setback 24.9' from the front property line and 2.3' from the west property line and 9.0' from the east property line. New brick piers for the new porch would match the existing brick on the house. Posts and rails would also match existing."

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.

ZONING NOTES:

- The applicant is proposing to construct an open, unscreened entrance porch leading to the first floor.
- The proposed projects more than 8 feet in depth into the required front yard area, not including steps. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.
- The proposed does not exceed the width of the existing nonconforming structure, and encroaches into the side yard setback. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.
- The proposed will be a wraparound and encroaches into the side yard setback. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.
- The proposed shall have open rails.

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.


ZONING NOTES:

- The applicant is proposing to construct an open uncovered or unroofed deck leading to the second floor, directly above the open unscreened porch as indicated in Subsection A.
- The proposed projects more than 8 feet in depth into the required front yard area. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.
- The proposed does not exceed the width of the existing nonconforming structure.

- The proposed shall have open rails.
- There shall be no retractable awnings or pressure-treated flooring or railings.

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

Sincerely,



George Waterman, Zoning Official