



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

Date Issued: _____
 Application Number: ZA-20-0006
 Application Date: 1/15/2020
 Project Number: _____
 Permit Number: _____
 Fee: \$45.00 CHK 0109

Zoning Permit

Worksite **217 MCCABE AVE**
 Location: **Borough of Bradley Beach, NJ 07720**

Contractor: **LISA PATRUNO**
217 MCCABE AVENUE
BRADLEY BEACH NJ 07720

Owner: **IRVINGTON MANOR LLC**
 Address: **217 MCCABE AVE**
BRADLEY BEACH, NJ 07720

Applicant: **LISA PATRUNO**
 Address: **217 MCCABE AVENUE**
BRADLEY BEACH, NJ 07720

Block: 37 Lot: 2 Qualifier: _____ Zone: _____

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: **(None)**

Work Description:

HOTEL WAS DAMAGED BY FIRE. REQUESTING CONSTRUCTION PERMITS TO REPAIR DAMAGE. ROOF WILL BE REPLACED SIMILAR TO PRIOR STYLE AND MATERIAL. PROPOSED REPAIR WILL MEET ALL CURRENT BUILDING CODES.

Application Approved Date: _____

Upon review it was determined that the Zoning Permit:

- Permitted by Ordinance
- Permitted by Variance approved on: _____
- Approved with Conditions
- Valid Nonconforming Use/Structure is established by
 - Zoning Board of Adjustment
 - Zoning Officer

Additional Comments:

The applicant indicates the property to be located within the R-1 Zone. Per Ordinance 2019-15 the R-T Residential Transition Zone was eliminated and the zone district has been rezoned to be within the R-1 Residential Zone. The applicant indicates the present zoning use of the property to be "R-1 (Hotel)" and the proposed use of the property to be "No change". This is inaccurate. The prior use of the property has been abandoned. The property consists of one (1) vacant building.

The applicant describes the proposed work in detail:

"Hotel was damaged by fire. Requesting construction permits to repair fire damage. Roof will be replaced similar to prior style and material. Proposed repair will meet all current building codes."

The applicant indicates the premises has been the subject of prior application to the Planning Board. The applicant did not submit a copy of any supporting documentation of the Planning Board hearing.

ZONING NOTES:

- The applicant is proposing to add the Hotel use to the property.
- The applicant did not submit the required surveys/site plans as indicated on the zoning permit application information sheet.
- The applicant did not submit the required construction plans as indicated on the zoning permit application information sheet.
- The applicant does not display compliance with the conditions and requirements for Hotels.

Zoning Board of Adjustment approval is required.

1/24/2020

George Waterman, Zoning Official

Date

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