



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

Date Issued: _____
Application Number: ZA-21-0162
Application Date: 7/15/2021
Project Number: _____
Permit Number: _____
Fee: \$45.00 CHK 3025

Zoning Permit Denial

Worksite **423 1/2 MONMOUTH AVE**
Location: **Borough of Bradley Beach, NJ 07720**

Contractor: _____

Owner: **O'CONNELL, BARBARA
A&BERRY, JEFFERSON**
Address: **887 NORTH 21ST STREET
423 1/2 MONMOUTH AVE., BRADLEY
BEACH, NJ 07720
PHILADELPHIA, PA 19130**

Applicant: **MOSS ARCHITECTURE LLC**

Address: **429 MONMOUTH AVE
BRADLEY BEACH, NJ 07720**

Block: 85 Lot: 5 Qualifier: _____ Zone: _____

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

Present Use: (None)

☐ Non Conforming Use

☐ Non Conforming Structure

Proposed Use: (None)

Work Description:

Accessory Garage Apartment - DEMOLISH EXISTING ACCESSORY GARAGE STRUCTURE

CONSTRUCT NEW ACCESSORY GARAGE APARTMENT STRUCTURE.

Application Approved Date: _____

Upon review it was determined that the Zoning Permit Denial:

☐ Permitted by Ordinance

☐ Permitted by Variance approved on: _____

☐ Approved with Conditions

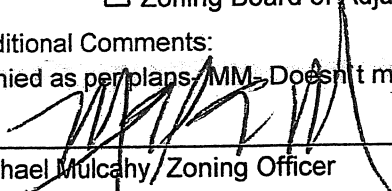
☐ Valid Nonconforming Use/Structure is established by

☐ Zoning Board of Adjustment

☐ Zoning Officer

Additional Comments:

Denied as per plans- MM. Doesn't meet lot or building coverage requirements- MM

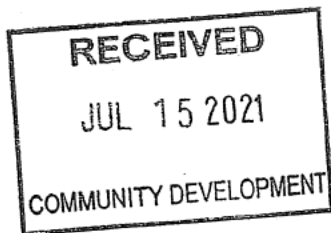


Michael Mulcahy/ Zoning Officer

7/19/2021

Date

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



ZONING PERMIT APPLICATION

Zoning Control Number 2A-21-0102 Date: 7/15/21 Fee: \$45

TYPE OF APPLICATION

- | | | |
|---|--|---|
| <input type="checkbox"/> Adding a New Use to a Property (\$45) | <input checked="" type="checkbox"/> New Accessory Structure (\$45) | <input type="checkbox"/> Residential Addition (\$45) |
| <input type="checkbox"/> Commercial Addition (\$45) | <input type="checkbox"/> New Commercial Business (\$45) | <input type="checkbox"/> Signs (\$45) |
| <input type="checkbox"/> Continuing/Changing the Use of a Property/Structure (\$45) | <input type="checkbox"/> New Ownership of a Property/Business (\$45) | <input type="checkbox"/> Storage Shed (\$45) |
| <input type="checkbox"/> Deck/Balcony (\$45) | <input type="checkbox"/> New Residence (\$45) | <input type="checkbox"/> Swimming Pool/Hot Tub** (\$45) |
| <input type="checkbox"/> Fence/Retaining Wall* (\$45) | <input type="checkbox"/> Porch (\$45) | <input type="checkbox"/> Zoning Determination (\$100) |
| <input type="checkbox"/> Home Occupation (\$45) | <input type="checkbox"/> Private Garage (\$45) | |
| <input type="checkbox"/> Interior Remodeling (Commercial/Residential) (\$45) | <input type="checkbox"/> Other: _____ | |

PLEASE READ THE ZONING PERMIT INFORMATION SHEET PRIOR TO COMPLETING THIS APPLICATION.

As per the Bradley Beach Land Development Ordinance a zoning permit shall be issued prior to the commencement or change of use of a property, building or structure; the occupancy of any building or structure; the construction, erection, reconstruction, alteration, conversion, or installation of any building or structure.

The Bradley Beach Zoning Map, Land Development Ordinance and its amendments can be found online at <http://ecode360.com/BR2100>.

*Indicate location, height, and type of fence on survey/plot plan.

**Pools require a fence. Please indicate type, height, and area of fence and location of filter.

IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE, THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.

(PLEASE PRINT CLEARLY)

1. Location of property for which zoning permit is desired:

Street Address: 423 1/2 MONMOUTH AVE Block: 85 Lot: 5 Zone: R-1

2. Applicant Name: MOSS ARCHITECTURE LLC Phone No. 732.567.8311 Fax No. _____

Applicant's Address: 429 MONMOUTH AVE BRADLEY BEACH, NJ 07720

Email: mjmossarch@gmail.com

3. Property Owner's Name: Barbara J. Donnell Phone No. _____ No. _____

Property Owner's Address: 423 1/2 MONMOUTH AVE

Email: _____

Present Approved Zoning Use of the Property: SINGLE FAMILY RESIDENCE

5. Proposed Zoning Use of the Property: SINGLE FAMILY RESIDENCE

6. Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use.

- * DEMOLISH EXISTING ACCESSORY GARAGE STRUCTURE
- * CONSTRUCT NEW ACCESSORY GARAGE APARTMENT STRUCTURE

7. Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?
Yes ☐ No ☒ If Yes, state date: _____

Board: _____ Resolution # (if any): _____ (submit a copy of the Resolution)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:
Building Coverage: 41.3 % Lot Coverage: 67.8 % (Please include calculations)

40:55D-68.3. Penalty for false filing. Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. Any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58- 1 et seq.

Adopted. L. 1989, c. 67, §3, effective April 14, 1989. The applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All zoning permits will be granted or denied within ten (10) business days from the date of complete application.

Signature of Applicant

Print Applicant's Name

Signature of Owner

Print Owner's Name

Date

Date

FOR OFFICE USE

Fee date: 7/15/21 Check#: 3025 Cash: _____

Received by: Kate M. Receipt#: _____