



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

Date Issued: _____
 Application Number: ZA-20-0020
 Application Date: 2/14/2020
 Project Number: _____
 Permit Number: _____
 Fee: \$0.00

Zoning Permit

Worksite: **306 MONMOUTH AVE**
 Location: **Borough of Bradley Beach, NJ 07720**

Contractor: **BETH & HAROLD COTLER**
306 MONMOUTH AVENUE
BRADLEY BEACH NJ 07720

Owner: **COTLER, BETH E & HAROLD**
 Address: **306 MONMOUTH AVE**
BRADLEY BEACH, NJ 07720

Applicant: **BETH & HAROLD COTLER**
 Address: **306 MONMOUTH AVENUE**
BRADLEY BEACH, NJ 07720

Block: 78 Lot: 14 Qualifier: _____ Zone: R-1

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

Present Use: Single-Family Dwellings

- Non Conforming Use Non Conforming Structure

Proposed Use: Single-Family Dwellings

Work Description:
GARAGE & GARAGE APARTMENT - TWO STORY GARAGE WITH RESIDENTIAL APARTMENT BUILDING MOUNTED LIGHTS

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-1 Zone. The applicant indicates the present zoning use of the property to be "SINGLE FAMILY HOUSE WITH GARAGE AND POOL AS ACCESSORY USES", and the proposed use of the property to be "TWO STORY ACCESSORY STRUCTURE WITH TWO CAR GARAGE ON FIRST FLOOR AND RESIDENTIAL APARTMENT ABOVE". The principal use of the property is a Single Family Dwelling [Land Development Ordinance section 450-26-A-(1)].

The applicant describes the proposed work in detail:
 "Two story garage with residential apartment."

The applicant does not indicate if the premises has been the subject of prior application to the Zoning Board of Adjustment or Planning Board.

The existing Accessory Garage is nonconforming as it does not comply with the current setback requirements.

DEMOLITION:
 - The applicant is proposing to demolish the existing nonconforming accessory garage.
 - The applicant is proposing to remove portions of the paver driveway, and walkways and propose a "Landscape Area".

R-1 SINGLE-FAMILY ZONE: PERMITTED ACCESSORY USES:
 Per Land Development Ordinance section 450-26-B:
 Permitted accessory uses.
 (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 indicates a proposed maximum garage (first floor) area of 600 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 indicates a proposed maximum apartment floor (second floor) area of 600 square feet.

(c) Maximum of one bedroom.

ZONING NOTES:

- The applicant indicates the maximum proposed number of bedrooms to be one (1).

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

ZONING NOTES:

- The applicant indicates the garage and common area are only located on the ground floor.

(e) Living accommodations on the second floor only.

ZONING NOTE:

- The applicant indicates living accommodations to be located on the second floor only.

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

ZONING NOTES:

- The applicant has provided documentation displaying conflicting information. The submitted Garage:As-Built plan by Michael P. Conoscenti, dated August 19, 2019 indicates the height to be 26.5'. The submitted Garage Foundation Location by DPCSS Land Surveyors, dated 8-26-19, and Variance Plan by Greensite Engineering & Consulting, LLC dated 11/19/19, indicates the height to be 25.8'. The applicant does not display consistency in the submitted plans. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

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

ZONING NOTES:

- The submitted Garage:As-Built plan by Michael P. Conoscenti, dated August 19, 2019 indicates the proposed eaves height of garage to be 8'.

- The submitted Variance Plan by Greensite Engineering & Consulting, LLC dated 11/19/19, indicates the proposed eaves height of garage to be 8.19'.

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

ZONING NOTES:

- The applicant indicates the number of internal parking spaces to be 2. With the indicated one (1) 8' wide garage door, the applicant does not clearly display how 2 vehicles are to be stored within the proposed garage. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

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

ZONING NOTES:

- The applicant indicates there are no proposed second floor porches or balconies.

(j) Exterior staircases are not permitted.

ZONING NOTES:

- The applicant indicates there are no proposed 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):

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]

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

ZONING NOTES:

- The applicant indicates the proposed side yard setback to be 4.8'.

Per Land Development Ordinance section 450-26-D-(l):

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]

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

ZONING NOTES:

- The applicant indicates the proposed rear yard setback to be 5.2'.

Per Land Development Ordinance section 450-26-D-(m):

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]

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

ZONING NOTES:

- The applicant indicates the proposed minimum distance from the primary structure to be 28.71'.

Per Land Development Ordinance section 450-4:

DORMER

A gable projecting from a sloping roof that does not exceed 10 feet in width and contains one or more window set vertically a minimum of two feet from the exterior wall surface of the story below.

[Added 12-29-2006 by Ord. No. 2006-22]

ZONING NOTES:

- The applicant indicates two (2) dormers on the roof of the proposed garage apartment. The proposed do not exceed 10 feet in width and contains one or more window.

BUILDING AND IMPERVIOUS COVERAGE:

ZONING NOTES:

- The applicant is proposing to construct a walkway, proximal to the proposed garage apartment in the rear yard area.
- The maximum permitted building coverage is 35%. The applicant indicates the existing building coverage to be 31.9%. The applicant indicates the proposed building coverage to be 34%.
- The maximum permitted impervious coverage is 60%. The applicant indicates the existing impervious coverage to be 77.5%. The applicant indicates the proposed impervious coverage to be 77.2%.

Per Land Development Ordinance section 450-26-E-(c):

E. Supplementary regulations.

(1) Accessory uses permitted as per Subsection B(1), (2), (3), (4), (5), (7) and (8) are permitted only in the rear yard of lots and as further limited below:

(c) A living quarters on the second story of an accessory two-car garage shall require two off-street parking spaces in addition to those required for the single-family dwelling.

ZONING NOTES:

- The applicant indicates the number of internal parking spaces to be 2. With the indicated one (1), 8' wide garage door, the applicant does not clearly display how 2 vehicles are to be stored within the proposed garage. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

Per Ordinance section 406-4-B-(4):

B. Swimming pools, pool decks and pump and filtration systems shall maintain the following minimum setbacks:

(4) Accessory structure: 10 feet.

ZONING NOTES:

- The applicant is proposing a 7.5' setback between the existing private swimming pool and proposed accessory structure. The applicant does not display compliance with this Ordinance requirement. 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.

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.