



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

Date Issued: 6/28/2020
 Application Number: ZA-20-0091
 Application Date: 6/25/2020
 Project Number: _____
 Permit Number: ZP-20-033
 Fee: \$45.00

Zoning Permit

Worksite: **508 BRADLEY BLVD**
 Location: **Borough of Bradley Beach, NJ 07720**

Contractor: **52NAJDEMAN**
508 BRADLEY BLVD
BRADLEY BEACH NJ 07720

Owner: **52NAJDEMAN**
 Address: **508 BRADLEY BLVD**
BRADLEY BEACH, NJ 07720

Applicant: **52NAJDEMAN**
 Address: **508 BRADLEY BLVD**
BRADLEY BEACH, NJ 07720

Block: 88 Lot: 16 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:

HVAC Unit - INSTALL 1 OUTDOOR A/C CONDENSERS

Application Approved Date: 6/28/2020

Upon review it was determined that the Zoning Permit:

- Permitted by Ordinance 450-58
 Permitted by Variance approved on: _____
 Approved with Conditions
 Valid Nonconforming Use/Structure is established by
 Zoning Board of Adjustment Zoning Officer

Additional Comments:

Resubmitted from application Number ZA-20-0091 on 6/28/2020 at 16.16. User has chosen to use the same application number for the resubmit.

This zoning permit application submission received on June 8, 2020, consists of:

- One (1) copy of the Zoning Permit Application
- Three (3) copies of the Survey of Property by Charles Surmonte P.E. & P.L.S., dated 02-26-20
- Three (3) copies of the Roof Plan with AC Unit Location by Silvia Varisco, dated 06-22-20
- Three (3) copies of the Construction Plans (Specifications sheet) for a Trane Model 4ttl6024a1xxxa condenser unit.

ZONING PERMIT APPLICATION INFORMATION SHEET:

With each Zoning Permit Application you are required to submit: two (2) copies of a current survey/site plan and two (2) set of construction plans. Survey's must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys must be prepared by a land surveyor. Survey information may be transposed to a site plan if the date of the survey and by whom and for whom it was prepared is noted on the site plan. Vegetation, general floodplain determinations or general location of existing utilities, buildings or structures may be shown by an architect, planner, engineer, land surveyor, certified landscape architect or other person acceptable to the reviewing governmental body. On all plans you are responsible for showing the actual shape and dimensions of the lot to be built upon, the exact location, size and height of all existing and proposed structures and substructures (drawn to scale), the number of dwelling units the structure is designed to accommodate, the number and location of off-street parking spaces and off-street loading areas and such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Ordinance.

ZONING NOTES:

The intent of the submitted Roof Plan with AC Unit Location by Silvia Varisco, dated 06-22-20, with this Zoning Permit Application is to display the proposed location of the proposed condenser unit only.

The property is located within the R-1 Zone. The zoning use of the property is a Single Family Dwelling (Land Development Ordinance section 450-26-A-1).

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

PERFORMANCE STANDARDS FOR ALL USES:

Land Development Ordinance section 450-58-H:

The following performance standards shall be considered as minimum standards under which any use or operation may be commenced or continued in any part of the Borough.

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 properties 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 indicates the proposed construction of a Trane Model 4ttl6024a1xxxa condenser unit on the property.
- The applicant indicate the proposed to be setback 5' from the proximal (side yard) lot line.
- The applicant displays compliance with this Land Development Ordinance requirement.

The applicant is approved zoning for the construction indicated in the above ZONING NOTES only. The above indicated zoning approved construction, shall be constructed as indicated on the stamped approved zoning plans. Any deviations shall void this zoning approval.

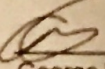
Construction Department approval is required.

* Returned to the applicant:

- One (1) copy of the Zoning Determination

* Forwarded to the Construction Department:

- One (1) copy of the Zoning Determination
- Two (2) copies of the Survey of Property by Charles Surmonte P.E. & P.L.S., dated 02-26-20
- Two (2) copies of the Roof Plan with AC Unit Location by Silvia Varisco, dated 06-22-20
- Two (2) copies of the Construction Plans (Specifications sheet) for a Trane Model 4ttl6024a1xxxa condenser unit.


George Waterman, Zoning Official

6/28/2020

Date

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