



Borough of Bradley Beach
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Application Date: 6/29/2020
Application Number: _____
Permit Number: _____
Project Number: _____
Fee: \$0

Denial of Application

Date: 7/2/2020

To: SZNAJDERMAN, MARC & JEANNETTE
508 BRADLEY BLVD
BRADLEY BEACH, NJ 07720

RE: 508 BRADLEY BLVD
BLOCK: 88 LOT: 16 QUAL: ZONE: R-1

DEAR SZNAJDERMAN, MARC & JEANNETTE,
Residential Addition

Your request is hereby denied based upon the following requirements:

The following comments were made during the denial process:

This zoning permit application submission received on June 29, 2020, consists of:

- Three (3) copies of the construction plans.
- Three (3) copies of the Site Plans by Silvia Varisco, dated 06/25/2020

The property is located within the R-1 Zone. The present zoning use of the property is a Single Family Dwelling.

In reviewing the submitted documents, it appears the applicant is proposing work in reference to:

- R-1 Residential Single-Family Zone
- Attachment 1 - Schedule of Height, Area and Yard Requirements

R-1 RESIDENTIAL SINGLE-FAMILY ZONE:

Land Development Ordinance section 450-26-D:

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]

(1) Area, yard and building limitations:

(a) Minimum lot area: 5,000 square feet.

[Amended 10-25-2011 by Ord. No. 2011-19]

ZONING NOTES:

- The applicant indicates the lot area to be 5,250 square feet.

(b) Minimum lot width: 50 feet.

[Amended 10-25-2011 by Ord. No. 2011-19]

ZONING NOTES:

- The applicant indicates the lot width to be 50 feet.

(c) Minimum lot depth: 100 feet.

ZONING NOTES:

- The applicant indicates the lot depth to be 105 feet.

(d) Minimum front yard: 15 feet and 25 feet. The front yard depth shall be a minimum of 15 feet on north-south streets and 25 feet on east-west streets or the minimum depth of any front yard within the block and fronting on the same street on which the structure fronts. When the prevailing setback of the existing buildings along a block front is less than the setback requirements, the front yard set back distance may be reduced to the average of front yard

setbacks of principal structures on all developed properties on the same side of the street within 200 feet of the property as documented by a map prepared by a licensed land surveyor. The average depth will be from the front wall of the structure, provided that such setback is not less than 10 feet. Front porches shall also be averaged within 200 feet on each side of the lot and within the same block front.

[Amended 2-28-2017 by Ord. No. 2017-10]

ZONING NOTES:

- The property is located on an East-West Street, therefore the required front yard setback is 25'.
- The applicant indicates the proposed principal structure to be setback 25.4' from the front yard property lines.

(e) Minimum side yards: five feet and 10 feet.

ZONING NOTES:

- The applicant indicates the proposed principal structure to be setback 5.3' and 12.8' from the side yard property lines.

(f) Minimum rear yard: 25 feet.

ZONING NOTES:

- The applicant indicates the proposed principal structure to be setback 32.75' from the rear yard property line.

(g) Maximum building height: 35 feet (2 1/2 stories).

ZONING NOTES:

- The applicant did not provide elevations of the existing structure.
- The applicant indicates the proposed residential addition to be 8' in height.

(h) Maximum building coverage: 35%.

ZONING NOTES:

- The applicant did not indicate the proposed building coverage.
- The applicant did not submit a copy of their calculations.

(i) Maximum impervious coverage: 60%.

ZONING NOTES:

- The applicant did not indicate the proposed impervious coverage.
- The applicant did not submit a copy of their calculations.

(j) Minimum off-street parking: two spaces per dwelling unit.

ZONING NOTES:

- The applicant does not indicate the minimum off-street parking.

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

ZONING NOTES:

- The applicant indicates the existing garage to be setback 2.4' and 35.5' from the side yard property lines. The existing shed does not comply with the current setback requirements.

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

ZONING NOTES:

- The applicant indicates the existing garage to be setback 2.5' from the rear yard property line. The existing shed does not comply with the current setback requirements.

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

ZONING NOTES:

- The applicant indicates the existing garage to be setback 14.75' from the principal structure. The applicant does not display compliance with the Land Development Ordinance. Zoning Board of Adjustment approval is required.

(n) Maximum building area (accessory structure): 600 square feet.

ZONING NOTES:

- The applicant indicates the existing garage building area as 216 sqft.

(o) Maximum building height (accessory structure): 28 feet (two stories).

ZONING NOTES:

- The applicant is not proposing construction to the existing nonconforming garage, therefore there are no construction plans submitted with this Zoning Permit Application displaying the height.

ATTACHMENT 1 - SCHEDULE OF HEIGHT, AREA AND YARD REQUIREMENTS:

Attachment 1 states:

Zone District: R-1

ZONING NOTES:

- The property is located within the R-1 Zone

Use: All

ZONING NOTES:

- The present zoning use of the property is a Single Family Dwelling.
- The applicant certifies that the premises has not been the subject of any prior application to the Zoning Board of Adjustment or Planning Board.

Location: Interior lot, Corner lot

ZONING NOTES:

- The property is identified as an interior lot.
- Per Land Development Ordinance section 450-4 an interior lot is defined as "A lot other than a corner lot."

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

* Returned to the applicant:

- One (1) copy of the Zoning Determination.
- Two (2) copies of the construction plans.
- Two (2) copies of the Site Plans by Silvia Varisco, dated 06/25/2020.

Sincerely,

GEORGE WATERMAN, ZONING OFFICIAL

