



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

Date Issued: _____
Application Number: ZA-18-0130
Application Date: 8/6/2018
Project Number: _____
Permit Number: _____
Fee: \$0.00

Zoning Permit

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

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

Applicant: **COTLER, BETH E**
Address: **306 MONMOUTH AVE**
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 Residential

- Non Conforming Use Non Conforming Structure

Proposed Use: Single-Family Residential With Accessory Garage Apartment

Work Description:

Demolition, Garage Apartment - "Demolish existing single story garage, ??? level garage, ??? 2nd floor. One bed room apartment."

Application Approved Date: 9/26/2018

Upon review it was determined that the Zoning Permit:

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

Borough of Bradley Beach
Construction Department
OFFICE COPY

Additional Comments:

Resubmitted from application Number ZA-18-0130 on 8/6/2018 at 14:21. User has chosen to use the same application number for the resubmit.

The property is located within the R-1 Zone. The applicant indicates the present approved and proposed zoning use of the property to be "R-1". This is incorrect. The present approved zoning use of the property is a Single Family Dwelling.

The applicant describes the proposed work in detail:

"Demolish existing single story garage, ??? level garage, ??? 2nd floor. One bed room apartment."

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.

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 proposed maximum garage (first floor) area shall be 125.21 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 proposed maximum apartment floor (second floor) area shall be 600 square feet.

(c) Maximum of one bedroom.

ZONING NOTES:

- The maximum proposed number of bedrooms is one (1).

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

ZONING NOTES:

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

(e) Living accommodations on the second floor only.

ZONING NOTE:

- The proposed living accommodations are located on the second floor only.

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

ZONING NOTES:

- The proposed maximum peak height shall be 24.6'.

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

ZONING NOTES:

- The applicant is proposing an eaves height of 12'. Reviewed with Borough Engineer and Director of Code Enforcement.

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

ZONING NOTES:

- The applicant is proposing two (2) internal parking spaces.

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

ZONING NOTES:

- There are no proposed second floor porches or balconies.

(j) Exterior staircases are not permitted.

ZONING NOTES:

- 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 a corner lot.

The applicant is approved zoning for the above indicated construction. To be constructed as indicated on the stamped approved zoning plans. Any deviations shall void this zoning approval.

Construction Department approval is required.



George Waterman, Zoning Official

9/26/2018

Date

NOTE; CONTACT THE BOROUGH CODE ENFORCEMENT AND/OR CONSTRUCTION OFFICES FOR POSSIBLE REQUIRED PERMITS AND INSPECTIONS BEFORE STARTING WORK.