



Borough of Bradley Beach
Zoning Officer
701 Main Street
Bradley Beach, NJ 07720
(732) 776-2999 ext 1038 Fax(732) 775-8168
zoningofficer@bradleybeachnj.gov

Application Date: 7/20/2018
Application Number: ZA-18-0130
Permit Number: _____
Project Number: _____
Fee: \$0

Denial of Application

Date: 8/1/2018

To: COTLER, BETH E
306 MONMOUTH AVE
BRADLEY BEACH, NJ 07720

RE: 306 MONMOUTH AVE
Block: 78 Lot: 14 Qual: Zone: R-1

Dear COTLER, BETH E,

The following comments were made during the denial process:

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 proposed maximum eave height shall be 16'. The proposed does not comply with this Land Development Ordinance requirement. Zoning Board of Adjustment approval is required.

CEILING HEIGHT 8'0"

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

ZONING NOTES:

- The proposed minimum number of internal parking spaces is one. The applicant does not comply with this Land Development Ordinance requirement. Zoning Board of Adjustment approval is required.

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

ZONING NOTES:

- There are no proposed second floor porches or balconies.

DO NOT GARAGE

THRU ON DRIVEWAY.

(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 does not display compliance with the Land development Ordinance.

Zoning Board of Adjustment and Construction Department approvals are required.

Sincerely,



George Waterman, Zoning Official