



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: 10/4/2019
Application Number: ZA-19-0227
Permit Number: _____
Project Number: _____
Fee: \$45

Denial of Application

Date: 10/14/2019

To: JOHN BARDIS
26 PACIFIC AVENUE
BRADLEY BEACH, NJ 07720

CC: [REDACTED]

RE: 26 PACIFIC AVE
Block: 80 Lot: 24 Qual: Zone: R-1

Dear JOHN BARDIS,

The following comments were made during the denial process:

The property is located within the R-1 Zone. The applicant does not indicate the present or proposed zoning use of the property. The present approved zoning use of the property is a Single Family Dwelling (LDO 450-26-A)

The applicant describes the proposed work in detail:
"Additional bathroom
In the first floor"

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

The existing lot in nonconforming, the existing principal and accessory structures on the property are nonconforming.

NONCONFORMING USES, STRUCTURES, AND LOTS:

Per Land Development Ordinance section 450-12-D-1:

D. A nonconforming structure may not be enlarged, extended, increased in height, width or depth, moved or relocated, modified in such a way so as to increase habitable or useable space, number of dwelling units or number of bedrooms, unless such structure is changed to a structure conforming to the requirements of this chapter, except that an existing one- to four-family dwelling may be rebuilt, enlarged, extended or added to provided:
(1) The enlargement, extension or addition conforms to all zone requirements.

ZONING NOTES:

- The applicant is proposing to construct a residential addition that does not comply with the 25' rear yard setback requirement. The applicant is proposing an 8.43' rear yard setback. The applicant does not display compliance with the Land Development Ordinance. 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.

Sincerely,

George Waterman, Zoning Official