

# Denial of Application

Date: 1/13/2022

To: JOHN DURANDO  
408 FIFTH AVE  
BRADLEY BEACH, NJ 07720

CC: APP TELE: [REDACTED]

RE: 408 FIFTH AVE  
BLOCK: 48 LOT: 16 QUAL: ZONE:

DEAR JOHN DURANDO,

Your application to construct an addition on an existing single family dwelling has been reviewed for compliance with the Bradley Beach Ordinance. The property is located in the R-1 Zone, which permits the existing use.

Prior to issuance of a Zoning Permit, it will be necessary to obtain approvals from the Bradley Beach Land Use Board for bulk "c" variances for the expansion of a nonconforming structure; sideyard setback (5' required, 2.6' proposed); and a "c" variance for an elevated deck/balcony not permitted.

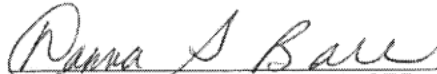
Please submit lot and building coverage calculations for the Board's review for compliance.

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To proceed with an application to the Board, contact Board Secretary, Kristie Dickert at [kdickert@bradleybeachnj.gov](mailto:kdickert@bradleybeachnj.gov). If you do not agree with this decision, an appeal may be filed with the Land Use Board within 20 days of this decision.

The following comments were made during the denial process:

Sincerely,

  
DONNA BARR, ZONING OFFICER

Which Ordinances