



Borough of Bradley Beach
ZONING OFFICER
701 MAIN STREET
BRADLEY BEACH, NJ 07720
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Application Date: 3/16/2022
Application Number: ZA-22-0053
Permit Number: _____
Project Number: _____
Fee: \$45

Denial of Application

Date: 4/12/2022

To: PETRUCELLI, STEVE & KAREN
614 FOURTH AVE
BRADLEY BEACH, NJ 07720

CC: APP TELE: [REDACTED]
APP EMAIL: [REDACTED]

RE: 614 FOURTH AVE
BLOCK: 57 LOT: 25 QUAL: ZONE:

Dear Mr. & Mrs. Petrucelli,

- "1). Extend 2nd floor & 3rd ½ story over existing 1st floor footprint of existing dwelling. The existing dwelling measures 28 ft. wide X 36 ft. deep on the 1st floor. The existing 2nd and 3rd ½ story measure 28 X 28 feet.
- 2). 1 story addition to rear of existing dwelling. Proposed to be 28 ft. wide X 8 ft. deep.
Setbacks: Existing setback on the West property line is 3.8 feet.
Proposed 1st story addition to be the same
- 3). Repair/Replace as needed existing front porch. No change in size or location
- 4). Add awning roof as protective covering at West side door entrance.
Proposed to be 5 ft wide with a 2 ft protrusion over the existing door.
- 5). Proposed in-ground Fiberglass pool 10 ft X 20 ft, 5 ft depth to be 6 ft from West side, 15 ft from primary structure and 10.7 ft from auxiliary structure.
- 6). 15 ft X 28 ft paver patio between proposed addition and pool
- 7). Proposed pool compliant fence including replacing West side. On East side of pool with self-closing gate
Existing West and North fencing already in place.

Your application described above has been reviewed for compliance with the Bradley Beach Ordinance. The property is located in the R-1 Zone, which permits the proposed use.

Prior to issuance of a Zoning Permit, it will be necessary to obtain approvals from the Bradley Beach Land Use Boardt for: a bulk "c" variance for the expansion of a nonconforming structure, sideyard setback (5' required, 3.80' proposed); setback of entry porch awning (3' required, 1.8' proposed) and height (35' permitted, 36.04' proposed). After review by the Land Use Board, additional variances may be required. The fence must be located inside the property lines.

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

Sincerely,



DONNA BARR, ZONING OFFICER