



Borough of Bradley Beach
ZONING OFFICER
701 MAIN STREET
BRADLEY BEACH, NJ 07720
(732) 776-2999 EXT 1038
ZONINGOFFICER@BRADLEYBEACHNJ.GOV

Application Date:	4/14/2022
Application Number:	ZA-22-0082
Permit Number:	
Project Number:	
Fee:	\$45

Denial of Application

Date: 4/20/2022

To: DEPAOLA, ANTHONY & GRETCHEN
1 ROWLANDS RD
FLEMINGTON, NJ 08822

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

RE: 414 MCCABE AVE
BLOCK: 29 LOT: 21 QUAL: ZONE:

DEAR DEPAOLA, ANTHONY & GRETCHEN,

"Demolition existing home and rebuild a new home on existing foundation. new home will be built on same footprint as the existing home.

Current setbacks are:

Front Set Back = 4.2'

Rear Set Back = 15.4'

Side Yard Set Back(s) = 2.4' and 10.6' "

Your request is hereby denied based upon the following requirements:

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 single family 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 area (5,000 s.f. required, 2150 s.f. exists); front setback (25' required, 12.60' to dwelling proposed); setback to front porch (8' into required setback permitted, 4.20' proposed); lot width (50' required, 33.33' exists); lot depth (100' required, 54.50' exists); rear yard setback (16.1' required, 15.25' proposed); sideyard setback (3.33' and 6.66' required, 2.4' and 10.6' proposed). Section 450-26, 450-13

Note that the second story upper porch is not permitted to be covered and will require a design waiver. Lot coverage calculations should be submitted to the Board for review.

To proceed with an application to the 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