



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

Application Date:	12/29/2022
Application Number:	ZA-22-0262
Permit Number:	
Project Number:	
Fee:	\$45

Denial of Application

Date: 12/29/2022

To: SHORE POINT ARCHITECTURE-ANDREA FITZPATRICK
108 SOUTH MAIN STREET
OCEAN GROVE, NJ 07756
CC: APP TELE:(732) 774-6900
APP EMAIL:A.FITZPATRICK@SHOREPOINTARC.COM

RE: 316 1/2 MCCABE AVE
BLOCK: 28 LOT: 30 QUAL: ZONE:

DEAR SHORE POINT ARCHITECTURE-ANDREA FITZPATRICK,

"The existing house is a three-story, single-family residence. At the front (south) side of the house, we propose to demolish an existing first floor covered entry and a third floor uncovered balcony. We propose to construct a new 19'-6" wide x 10'-0" deep covered porch at the second floor level and a 16'-0" wide x 8'-0" deep uncovered porch at the third floor level."

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 existing single family use. The existing lot size, lot frontage, sideyard setback, building and impervious coverage, accessory structure setbacks, and number of stories are nonconforming.

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; building coverage (35% maximum permitted, 43% proposed); maximum impervious coverage (60% maximum permitted, 74.8% proposed); sideyard setback (5' required, 2.3' proposed); covered upper porch which is not located above a lower porch, and is not permitted to be covered (450-13.B); third floor balcony which extends more than 2' from the 3rd story wall to which it is attached. If it is considered an upper porch, note that an upper porch is not permitted above the second floor. (450-13.B and 450-13.C).

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.

Any re-submission requires a new application and \$45.00 fee for review.

The following comments were made during the denial process:

Sincerely,


DONNA BARR, ZONING OFFICER

ZONING PERMIT APPLICATION
BOROUGH OF BRADLEY BEACH

DEC 29 2022

Department of Community Development
zoning@bradleybeachnj.gov

CONTROL NUMBER: ZA-22-0262
(FOR OFFICE USE ONLY)

PERMIT APPLICATION FEE: \$45.00

DATE: 12/21/2022

☐ Check if this is a RESUBMISSION on an INCOMPLETE application.

ALL SECTIONS OF THIS APPLICATION MUST BE COMPLETED. Incomplete applications may lead to delays in issuing permits.

Please read the Zoning Permit Application Information Sheet prior to completing this application. As per Bradley Beach Land Development Ordinance, a Zoning Permit shall be issued prior to the commencement or change of use of a property, building or structure; the occupancy of any building or structure; the construction, erection, reconstruction, alteration, conversion, or installation of any building or structure.

PROPERTY ADDRESS: 316 1/2 McCabe Avenue, Bradley Beach, NJ 07720

BLOCK: 28 LOT: 30 ZONE: R-1

OWNER NAME: Tamblyn and Vito Abrusci

PHONE: [REDACTED]

OWNER ADDRESS: [REDACTED]

OWNER EMAIL ADDRESS: [REDACTED]

☐ Check if Owner is Applicant

APPLICANT NAME: Andrea Fitzpatrick, Shore Point Architecture

PHONE: 732-774-6900

APPLICANT ADDRESS: 108 South Main Street, Ocean Grove, NJ 07756

APPLICANT EMAIL ADDRESS: a.fitzpatrick@shorepointarch.com

TYPE OF WORK PROPOSED:

☐ ZONING DETERMINATION

- ☐ AC CONDENSER
- ☐ ACCESSORY STRUCTURE
- ☐ ADD NEW USE to property
- ☐ ADDITION - Commercial
- ☐ ADDITION - Residential
- ☐ COMMERCIAL BUSINESS - New
- ☐ CONTINUE / CHANGE USE of property or structure
- ☐ CURB CUT / DRIVEWAY APRON
- ☒ DECK / BALCONY

- ☐ DEMOLITION
- ☐ DRIVEWAY
- ☐ FENCE / RETAINING WALL
- ☐ GARAGE - Private
- ☐ GARAGE APARTMENT
- ☐ GENERATOR
- ☐ HOME OCCUPATION
- ☐ INTERIOR REMODEL - COMMERCIAL
- ☐ INTERIOR REMODEL - RESIDENTIAL
- ☐ NEW OWNER - Property or Business

- ☐ NEW RESIDENCE
- ☐ OUTDOOR KITCHEN
- ☐ OUTDOOR SHOWER
- ☐ PATIO / PAVERS
- ☒ PORCH
- ☐ SIGN(S)
- ☐ STORAGE SHED
- ☐ SWIMMING POOL / HOT TUB

☐ OTHER: _____

APPROVED ZONING USE OF PROPERTY (Please specify, for example: Single Family Residential, Multi-Family, Retail, Commercial, etc.)

Present approved use: Single Family

(what the property is currently approved for)

Proposed approved use: same

(If unchanged, write "same")

WORK / ACTIVITY PROPOSED

Describe in detail the work or activity you are proposing. If proposing construction, describe in detail the dimensions and setbacks. If proposing a use, describe the proposed use.

The existing house is a three-story, single-family residence. At the front (south) side of the house, we propose to demolish an existing first floor covered entry and a third floor uncovered balcony. We propose to construct a new 19'-6" wide x 10'-0" deep covered porch at the second floor level and a 16'-0" wide x 8'-0" deep uncovered porch at the third floor level.

BOARD APPLICATIONS

Has the referenced property been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT, PLANNING BOARD, or LAND USE BOARD? ☒ NO ☐ YES (Do not include previous Zoning Permit Applications.)

If YES: Date _____ ☐ PLANNING BOARD ☐ ZONING BOARD OF ADJUSTMENT ☐ LAND USE BOARD

Resolution # _____ (Please submit copy of resolution)

BUILDING AND LOT COVERAGE – See attached Coverage Calculation Worksheet.

For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

BUILDING COVERAGE: 43.0 % LOT COVERAGE: 74.8 % (Please submit Coverage Calculation Worksheet)

40:55D-68.3. Penalty for violation

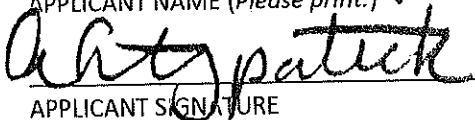
Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. Any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.

Adopted L. 1989, c 67, §3, effective April 14, 1989. The applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All zoning permits will be granted or denied within ten (10) business days from the date of complete application.

PLEASE NOTE: Signature of both Applicant and Owner are required below.

Andrea Fitzpatrick, AIA

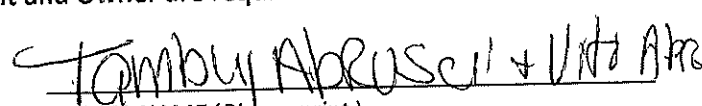
APPLICANT NAME (Please print.)



APPLICANT SIGNATURE

12/21/2022

DATE


OWNER NAME (Please print.)


OWNER SIGNATURE

12/21/2022
DATE