



701 MAIN STREET
BRADLEY BEACH, NJ 07720
(732) 776-2999 EXT 1038
ZONINGOFFICER@BRADLEYBEACHNJ.GOV

Permit Number: _____

Project Number: _____

Fee: _____

\$45

Denial of Application

Date: 6/30/2022

To: ABBY TAYLOR
607 NEWARK AVE
BRADLEY BEACH, NJ 07722

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

RE: 302 SECOND AVE
BLOCK: 68 LOT: 9 QUAL: ZONE:

DEAR ABBY TAYLOR,

"WE ARE BUILDING A NEW 2,805 S.F. SINGLE-FAMILY RESIDENCE WITH A DETACHED 391 S.F. 1- CAR GARAGE. HOUSE IS LOCATED 25 FEET FROM FRONT PROPERTY LINE & 8 FT FROM LEFT PROPERTY LINE WITH FRONT COVERED PORCH AT 18 FT FROM FRONT PROPERTY LINE. DETACHED GARAGE IS LOCATED 11.4 FT FROM REAR PROPERTY LINE & 5 FT FROM RIGHT PROPERTY LINE."

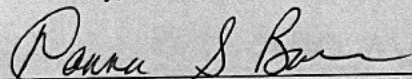
Your application described above has been reviewed for compliance with the Bradley Beach Ordinance. The property is located in the R-1 Zone, which permits the proposed single family use.

Prior to issuance of a Zoning Permit, it will be necessary to obtain approvals from the Bradley Beach Land Use Boardt for: bulk "c" variances for a ribbon driveway (Section 450-41); a balcony extending more than 2' from the wall that it is attached (450-13.C); covered patio at garage (450-13.F); accessory use/structure not permitted (bar/lounge bathroom, covered patio at garage (450-26.B).

Upon review by the Land Use Board, a determination may be made that additional variances/design waivers are required. The following information should also be submitted for review: evidence of compliance with Section 406-4 Swimming Pools, details and height of the proposed masonry walls; proposed setbacks of pool equipment an a/c units; demonstrate compliance with definition of half story.

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