



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

| | |
|---------------------|------------|
| Application Date: | 11/30/2022 |
| Application Number: | ZA-22-0253 |
| Permit Number: | |
| Project Number: | |
| Fee: | \$45 |

Denial of Application

Date: 12/8/2022

To: WASSER, NEIL F & SUSAN M
15 TANGLEWOOD DRIVE
WARREN, NJ 07059

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

RE: 400 OCEAN PARK AVE
BLOCK: 22 LOT: 12 QUAL: ZONE:

DEAR WASSER, NEIL F & SUSAN M,

" *DEMOLISH EXISTING DETACHED GARAGE
*DEMOLISH EXISTING PRINCIPLE 1 1/2 STORY DWELLING DOWN TO EXISTING FIRST FLOOR DECK
*CONSTRUCT NEW 2 1/2 STORY WOOD FRAME DWELLING OVER EXISTING BASEMENT FOUNDATION
*CONSTRUCT NEW ATTACHED ONE-CAR GARAGE
*NEW PAVER DRIVEWAY & WALKWAYS"

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 lot size (5,000 s.f. required, 3,500 s.f. exists); front setback on Ocean Park Ave (19.4 avg required; 17.2' proposed); front porch setback (11.2' average required, 8.7' proposed); sideyard setback (5' required, 3.8' proposed); rear setback (17.5' required, 11' proposed); maximum building coverage (35% required, 36.6% proposed); number of stories permitted (2 permitted, 2 1/2 proposed). If a raised deck at the rear is proposed, a variance will also be required. Please submit detailed calculations of building and impervious coverages for the Board's 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.

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

Sincerely,


DONNA BARR, ZONING OFFICER