



Jeffrey Beekman <jeffrey.beekman@beekmanlaw.com>

116 Cliff Zoning Denial

1 message

John McPhillips [REDACTED]
To: Jeffrey Beekman <jeffrey.beekman@beekmanlaw.com>
Cc: Mary Hearn <mhearn@mbhearn.com>, [REDACTED]

Fri, Feb 17, 2023 at 11:18 AM

Jeff,

Below is the denial.

Thanks - John

From: Do Not Reply <noreply@govpilot.com>
Sent: Thursday, February 16, 2023 11:41 AM
To: admin@govpilot.com; [REDACTED]
Subject: Zoning Permit: Status Update

BOROUGH OF BRADLEY BEACH
Zoning Office
701 Main Street
Bradley Beach NJ 07720
732-776-2999 .x. 1038
zoning@bradleybeachnj.gov



APPLICATION NUMBER: ZA-
2023-0036
APPLICATION DATE: 2/15/2023
12:00:00 AM
DECISION DATE: 02/16/2023
APPLICATION FEE: \$45.00

DENIAL OF APPLICATION

To ONE HUNDRED SIXTEEN CLIFF AVENUE LL
Address: 1375 CRIM ROAD, BRIDGEWATER NJ 08807
Email: [REDACTED]
Phone: [REDACTED]

RE: Property Address: 116 CLIFF AVE, BRADLEY BEACH BOROUGH, NJ, 07720
Block/Lot: 11/7
Zone: R-B

Dear ONE HUNDRED SIXTEEN CLIFF AVENUE LL,

You have submitted a Zoning Permit application for the work described below:

'The owners plan to construct a 15'-8" wide x 36'-0" deep 2-1/2 story single family dwelling, 29'-11-3/4" in height. The dwelling will be located 7.09 ft from the south side (front) of the property, 5.0 ft from the north side (rear) of the property, 3.9 ft from the east side of the property and 2.2 ft from the west side of the property. The owners plan to construct the site improvements as shown.'

Your application has been reviewed for compliance with Borough of Bradley Beach Ordinance Bulk 'c' variances are required for the following: lot area (5,000 s.f. required, 1,051 s.f. exists); width (50' required, 21.86' exists); lot depth (100' required, 48.09' exists); maximum building coverage (35% permitted, 63.4% proposed); maximum impervious coverage (60% permitted, 64.4% proposed); number of stories (2 stories permitted, 2 1/2 stories proposed); rear setback (no less than 12' permitted, 5' proposed); sideyard setback (4.4' required, 3.9' proposed); front setback (25' required and 8.3' permitted per averaging, 7.09' proposed); front setback of porch (1' proposed); a balcony extending more than 2' from the wall that it is attached Sec 450-13.C; parking (2 spaces required, 0 proposed). An averaging Map was not submitted. Upon review by the Land Use Board a determination may be made that additional variances are required.

To proceed with an application to the Board, please contact Board Secretary, Kristie Dickert at kdickert@bradleybeachnj.gov.

If you do not agree with this decision, an appeal may be filed with the Borough of Bradley Beach Land Use Board within 20 days of this decision.

Sincerely,



Donna S. Barr, Zoning Officer