

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



APPLICATION NUMBER: ZA-2023-0101  
APPLICATION DATE: 4/24/2023 12:00:00 AM  
DECISION DATE: 05/04/2023  
APPLICATION FEE: \$45.00

## DENIAL OF APPLICATION

To SHAWN J MAZUR ARCHITECT

Address: 1300 67TH AVE, NEPTUNE

Email: [mazurarch@gmail.com](mailto:mazurarch@gmail.com)

Phone: (732) 759-5785

RE: Property Address: 904 HAMMOND AVE, BRADLEY BEACH BOROUGH, NJ, 07720

Block/Lot: 21/1

Zone: R-1

Dear SHAWN J MAZUR ARCHITECT,

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

THE APPLICANT IS PROPOSING A 29'-0" X 20'-0" ADDITION TO THEIR EXISTING SINGLE FAMILY RESIDENTIAL STRUCTURE. THE PROPOSED FOOTPRINT OF THE ADDITION IS 442.9 SQ FT WITH SETBACKS AS INDICATED ON PROPOSED SITE PLAN SHEET S-1. WITH PROPOSED SITE COVERAGES AS INDICATED IN SITE DATA 2/S-1-SITE DATA.

Your application has been reviewed for compliance with Borough of Bradley Beach Ordinance Bulk 'c' variances are required from the Bradley Beach Land Use Board for the expansion of a nonconforming structure; front yard setback (Hammond Ave) - 15' required, 12'8" proposed; rear yard setback (25' required, 8'2" proposed). A breezeway is proposed to connect the existing accessory garage to the dwelling. The attachment creates the conversion of a detached garage to an attached garage, therefore variances are required for front yard setback (Park Place) 25' required, 16.78' exists) and rear yard setback 25' required, 2.18' exists). A clarification must be made to the Board as to whether the garage is proposed to be converted to a carriage house as noted on Sheet A-2 of the plans. Note that a carriage house (a second principal structure) is not permitted. The proposed balcony on the second floor extends more than 2' from the wall that is attached to and is not located at the front of the dwelling and will also require bulk 'c' variances. Upon review by the Board Engineer, additional variances/design waivers may be required.

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

*Dana J. Barr*