

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-2023-0134  
APPLICATION DATE: 5/25/2023 12:00:00 AM  
DECISION DATE: 05/25/2023  
APPLICATION FEE: \$45.00

## DENIAL OF APPLICATION

To **MARY HEARN, ARCHITECT**

**Address:** 1007 B MAN ST, BRADLEY BEACH, NJ 07720

**Email:** [mhearn@mbhearn.com](mailto:mhearn@mbhearn.com)

**Phone:** (732) 556-9055

**RE: Property Address:** 204 NEWARK AVE, BRADLEY BEACH BOROUGH, NJ, 07720

**Block/Lot:** 10/23

**Zone:** R-1

Dear MARY HEARN, ARCHITECT,

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

'The owners plan to construct a 28'-0" wide x 61'-6" deep 2-1/2 story single family dwelling, 34.9 ft in height. The dwelling will be located 11.7 ft from the south side (front) of the property, 57.9 ft from the north side (rear) of the property, 5.1 ft from the west side of the property and 11.9 ft from the east side of the property. The owners plan to construct a 25'-0" wide 27'-0" deep 2 story garage/apartment, 25.0 ft in height. The garage/apartment will be located 5.3 ft from the north side (rear) of the property, 9.9 ft from the west side of the property and 5.1 ft from the east 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' variance required for minimum lot width required (50' required, 45' exists) to construct a new single family dwelling on a nonconforming lot. (450-26.D(1)(b)).

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,

Donna S. Barr, Zoning Officer