

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



APPLICATION NUMBER: ZA-2023-0197
APPLICATION DATE: 8/21/2023 12:00:00 AM
DECISION DATE: 08/24/2023
APPLICATION FEE: \$45.00

DENIAL OF APPLICATION

To **PETTINE CHRISTOPHER**

Address: 301A PARK PLACE AVENUE, BRADLEY BEACH NJ 07720

Email: [REDACTED]

Phone:

RE: Property Address: 301A PARK PLACE AVE, BRADLEY BEACH BOROUGH, NJ, 07720

Block/Lot: 23/12

Zone: R-1

Dear PETTINE CHRISTOPHER,

You have submitted a Zoning Permit application for the work described below:
`PLEASE SEE ATTACHED`

Your application has been reviewed for compliance with Borough of Bradley Beach Ordinance. The property is located in the R-1 Zone and the proposed use as a single family dwelling is permitted. The existing lot is nonconforming due to lot area, frontage and depth. Prior to issuance of a Zoning Permit, it will be necessary to obtain the following bulk `c` variances from the Bradley Beach Land Use Board: front setback, (15` average permitted, 9.83` proposed). Note that an averaging Map was not provided and should be presented to the Board. Also number of stories (2 permitted, 2.5 proposed); building coverage (35% maximum permitted, 50% proposed); parking (2 spaces required, 0 spaces provided). Upon review by the Board Engineer, additional variances/waivers may be 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