

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



APPLICATION NUMBER: ZA-2023-0258
APPLICATION DATE: 11/16/2023 12:00:00
AM
DECISION DATE: 11/16/2023
APPLICATION FEE: \$45.00

DENIAL OF APPLICATION

To GALOS ROBERT

Address: 27 1/2 PACIFIC AVE, BRADLEY BEACH NJ 07720

Email: [REDACTED]

Phone: [REDACTED]

RE: Property Address: 27 1/2 PACIFIC AVE, BRADLEY BEACH BOROUGH, NJ, 07720

Block/Lot: 81/4

Zone: R-1

Dear GALOS ROBERT,

You have submitted a Zoning Permit application for the work described below:
`PROPOSES ADDITION TO GARAGE UNDER EXISTING 2ND FLOOR CANTILEVER

Your application has been reviewed for compliance with Borough of Bradley Beach Ordinance. The property is located in the R-1 Zone. The existing lot is nonconforming in size and the garage apartment is nonconforming due to setbacks, exterior staircase, exterior porch, size of apt. (600 s.f. permitted) and number of bedrooms (1 permitted). It will be necessary to obtain the following approvals from the Bradley Beach Land Use Board: a use `d` variance for the expansion of a nonconforming use, bulk `c` variances for expansion of a nonconforming accessory structure, sideyard and rear yard setbacks of garage apt (5` required), eave height of garage apt (12` permitted, 15 1/2` proposed, maximum impervious coverage (60% permitted, 64.6% exists). The laundry area is considered living space and is not permitted in the garage. A variance will be required. New proposed building and impervious coverage calculations should be submitted for review. Upon review by the Board Engineer, additional variances 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.

Ordinances:

Ordinance #	Description	Comments
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Sincerely,

Donna S. Barr, Zoning Officer