

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



APPLICATION NUMBER: ZA-2023-0220
APPLICATION DATE: 9/22/2023 12:00:00 AM
DECISION DATE: 09/28/2023
APPLICATION FEE: \$45.00

DENIAL OF APPLICATION

To KALENA GROUP LLC

Address: 301 THIRD AVE, BRADLEY BEACH NJ 07720

Email: [REDACTED]

Phone: [REDACTED]

RE: Property Address: 301 THIRD AVE, BRADLEY BEACH BOROUGH, NJ, 07720
Block/Lot: 68/6
Zone: R-1

Dear KALENA GROUP LLC,

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

Demolish an existing 2 story portion of the existing residence, a patio and walkways, in order to construct the following: a 2 story addition (approx. 18' x 55') and 2nd floor addition (approx. 17' x 22') and interior renovations, with a frontyard setback of 20.1 ft, a sideyard setback of 5.1 ft, and a rearyard setback of 18.32 ft, new front and side walkways, new porch steps, new rear patio, and new air conditioning and generator equipment.

Your application has been reviewed for compliance with Borough of Bradley Beach Ordinance. The property is located in the R-1 Zone and the existing single family use is permitted in the zone. The existing dwelling is nonconforming due to height and rear yard setback. Expansion of the dwelling requires bulk 'c' variances for the expansion of a nonconforming structure and rear yard setback (25' required, 18.32' proposed). Floor plans of the upper level of the dwelling should be submitted for review by the Board.

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