

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



APPLICATION NUMBER: ZA-2023-0230
APPLICATION DATE: 10/5/2023 12:00:00
AM
DECISION DATE: 10/09/2023
APPLICATION FEE: \$45.00

DENIAL OF APPLICATION

To

Address: 920 LAKE DR, MT EPHRAIM

Email: [REDACTED]

Phone: [REDACTED]

RE: Property Address: 214 LAREINE AVE, BRADLEY BEACH BOROUGH, NJ, 07720

Block/Lot: 37/41

Zone: R-1

Dear ,

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

`Install 16x40 inground pool w/ heater & self-latching gate per code`

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 two family use is not permitted. The addition of a swimming pool requires a `d` variance from the Bradley Beach Land Use Board. In addition, bulk `c` variances are required for shed setback (3` required, proposed setbacks not shown); setbacks of pool equipment (6` required, 4` proposed); lot coverage (60% maximum impervious permitted, 62.9% proposed). The proposed fencing is not clear on the plan. Location and details should be provided and cannot be located on the property line. A certified survey is also required. Upon review by the Board Engineer, a determination may be made that additional variances are 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