

To LEVY, SUSAN

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

RE: Property Address: 508 OCEAN PARK AVE, BRADLEY BEACH BOROUGH, NJ, 07720

Block/Lot: 21/15

Zone: R-1

Dear LEVY, SUSAN,

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

'Demolition/removal of pavers in front yard. Replace with grass/landscaping. Demolition of rear driveway. Replace with paver walkway. Demolition of wood patio. Replace with outdoor kitchen, paver patio and hot tub.'

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 dwelling is permitted in the zone. The property is nonconforming in lot area, width, front setback, side setback, building and impervious coverages. Prior to issuance of a Zoning Permit, it will be necessary to obtain bulk 'c' variances for side and rear setbacks of hot tub (6' required, 3' side and 4' rear proposed); size of outdoor bbq structure (30 s.f. permitted, 103 s.f. proposed); minimum distance to bbq structure on patio from principal structure (5' required, ? proposed); impervious coverage (maximum 60% permitted, 76.76% proposed). Note that the proposed pool compliant fence is not on the subject property. Upon review by the Land Use Board, a determination may be made that additional variances are required. The applicant has stated that there are no prior approvals from the Land Use Boards.

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

Sincerely,

Donna S. Barr, Zoning Officer