

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



APPLICATION NUMBER: ZA-2024-0223
APPLICATION DATE: 12/9/2024 9:45:00 AM
DECISION DATE: 12/12/2024
APPLICATION FEE: \$45.00

DENIAL OF APPLICATION

To **WEST, ROBERT J & EVA M, CO-TRUSTEES**
Address: 518 NEWARK AVE, BRADLEY BEACH, NJ 07720
Email: [REDACTED]
Phone: [REDACTED]

RE: Property Address: 518 NEWARK AVE, BRADLEY BEACH BOROUGH, NJ, 07720
Block/Lot: 7/11
Zone: R-1

Dear WEST, ROBERT J & EVA M, CO-TRUSTEES,

You have submitted a Zoning Permit application for the work described below:
ONE STORY FOYER ADDITION

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 existing lot is nonconforming in lot size, frontage, depth, sideyard setback and rear setback. Prior to issuance of a Zoning Permit, it will be necessary to obtain bulk `c` variances for the expansion of a non-conforming structure and building coverage (35% maximum permitted, 37% proposed).

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