

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



APPLICATION NUMBER: ZA-2025-0164  
APPLICATION DATE: 10/3/2025 1:29:00 PM  
DECISION DATE: 10/06/2025  
APPLICATION FEE: \$45.00

## DENIAL OF APPLICATION

To **CHRISTENSEN, DAVE**

**Address:** 324 MCCABE AVE, BRADLEY BEACH, NJ 07720

**Email:** [REDACTED]

**Phone:** [REDACTED]

**RE: Property Address:** 324 MCCABE AVE, BRADLEY BEACH BOROUGH, NJ, 07720

**Block/Lot:** 28/34

**Zone:** R-1

Dear CHRISTENSEN, DAVE,

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

PROPOSING NEW 1/2 STORY ADDITION IN PLACE OF THE EXISTING WALK-UP ATTIC.

A NEW 6' X 9.75' ADDITION TO THE REAR OF THE MAIN HOUSE, CONVERSION OF EXISTING FRONT PORCH ROOF INTO BALCONY.

APPLICANT IS PROPOSING TO REHABILITATE EXISTING GARAGE APARTMENT & CREATE A NEW ROOF STRUCTURE.

Your application has been reviewed for compliance with Borough of Bradley Beach Ordinance Reviewed by T. Bianchi- not in system yet. - PV `Application will require Land Use Board Approval for a number of variances as follows: Principal Building1. Permitted building lot coverage is 35%, proposed 59.66%2. Permitted lot coverage is 60%, proposed 71.5%3. Story 1/2 additions are not permitted on lots less than 4,000 sq. ft. or 40ft. of frontage and shall not exceed 27ft. Existing lot is 2500 sq. ft. & 25ft of frontage with a proposed height of 34 ft.4. Building within the required 5ft. setback on the east side, existing is 3.02 ft.5. Building within the required 15ft. Madison Ave front yard setback6. Building within the McCabe Ave front yard 25ft. setback with the height extension7. The deck over the porch is required to be open with the exception of a 2ft. soffit, the proposal is for a 3ft. projection.8. The principal structure requires 2 parking spaces, none are proposed. The proposal is to add a 4th bedroom to the 1/2 story1. Garage apartment is located in the rear yard on the Madison Ave side of the property. The structure is approx. 14ft. from the principal structure, required to be 20ft. and 1.74 ft. from the Madison Ave property line, required to be 30ft. There is an existing exterior staircase on the east side that extends to the property. The structure is 3.14ft. on the east side to the property line and 1.68ft. on the north. The proposal is to extend the roof height from 17.3 ft. to 20.9ft. permitted height is 18.25ft. This will require variances for all side of the structure due to the roof extension. The garage has 2 parking spaces. There is a proposal to extend the 2nd Fl living space to enclose the over hang on the south side of the structure.`

To proceed with an application to the Board, please contact Board Secretary, Kristie Dickert at [kdickert@bradleybeachnj.gov](mailto: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,

Borough of Bradley Beach