

VARIANCE APPLICATION — 27½ ATLANTIC AVENUE

Block 80, Lot 12 | Bradley Beach, NJ 07720

Applicants: Matthew & Giuliana Baczyk



Figure 1: Front yard of subject property showing elevated grade, retaining wall, and proximity to sidewalk.

Nature of Application:

Applicants seek a bulk variance pursuant to N.J.S.A. 40:55D-70(c) to permit installation of a front yard fence at the above-referenced property. The variance is supported by a Fair Housing Act reasonable accommodation request due to a qualifying disability.

Hearing Date:

Wednesday, July 16, 2026 at 6:30 PM — Bradley Beach Municipal Complex, 701 Main Street