



Borough of Bradley Beach
ZONING OFFICER
701 MAIN STREET
BRADLEY BEACH, NJ 07720
(732) 776-2999 EXT 1038
ZONINGOFFICER@BRADLEYBEACHNJ.GOV

Application Date: 9/14/2022
Application Number: ZA-22-0203
Permit Number: _____
Project Number: _____
Fee: \$45

Denial of Application

Date: 9/15/2022

To: PESCE, KAREN
107 ASBURY AVENUE
OCEAN GROVE, NJ 07756

CC: APP TELE: [REDACTED]
APP EMAIL: [REDACTED]

RE: 508 1/2 MCCABE AVE
BLOCK 30 LOT 20 QUAL: ZONE:

DEAR PESCE, KAREN,

"construction of new single family home - see plans"

Your application described above has been reviewed for compliance with the Bradley Beach Ordinance. The property is located in the R-1 Zone, which permits the existing single family use. The existing lot is nonconforming.

Prior to issuance of a Zoning Permit, it will be necessary to obtain approvals from the Bradley Beach Land Use Board for: bulk "c" variances for lot coverage (5,000 s.f. required, 2500 s.f. exists); lot width (50' required, 25' exists); rear yard setback (25' required, 22.9' proposed). Please confirm lot coverage calculations...the dwelling should include the porch and entry steps. A maximum lot coverage of 60% is permitted, therefore a variance may be required. Upon review by the Board, additional variances may be determined.

To proceed with an application to the Board, contact Board Secretary, Kristie Dickert at kdickert@bradleybeachnj.gov. If you do not agree with this decision, an appeal may be filed with the Bradley Beach Land Use Board within 20 days of this decision.

Sincerely,


DONNA BARR, ZONING OFFICER