



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

Application Date: 11/28/2022  
 Application Number: ZA-22-0250  
 Permit Number: \_\_\_\_\_  
 Project Number: \_\_\_\_\_  
 Fee: \$45

# Denial of Application

Date: 12/1/2022

To: ZAHARIOUDAKIS, NICHOLAS & BARBARA  
 516 BRADLEY BLVD  
 BRADLEY BEACH, NJ 07720  
 CC: APP TELE: [REDACTED]  
 APP EMAIL: [REDACTED]

RE: 516 BRADLEY BLVD  
 BLOCK: 88 LOT: 20 QUAL: ZONE:

DEAR ZAHARIOUDAKIS, NICHOLAS & BARBARA,

"We intend to erect a fence 54" high in the rear yard of the corner property as follows:  
 - 6" from north side of the rear of property for 10' in length  
 - 4' 10" from west side of the rear of property for 24' in length  
 - 24' 6" from the north side of the rear of property for 22' in length, including a 4' gate  
 - 26' 10" from west side of the rear of property for 2' in length

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.

Prior to issuance of a Zoning Permit, it will be necessary to obtain approvals from the Bradley Beach Land Use Board for: bulk "c" variance for maximum permitted height of a fence in a front yard area (3' maximum permitted; 4 1/2' proposed).

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.

Any re-submission requires a new application and \$45.00 fee for review.

Sincerely,

*Donna S Barr*  
 \_\_\_\_\_  
 DONNA BARR, ZONING OFFICER

**ZONING PERMIT APPLICATION**

BOROUGH OF BRADLEY BEACH

RECEIVED  
NOV 28 2022  
COMMUNITY DEVELOPMENT

11/28/22 ED  
Department of Community Development  
zoning@bradleybeachnj.gov

CONTROL NUMBER: ZA-22-0250  
(FOR OFFICE USE ONLY)

PERMIT APPLICATION FEE: \$45.00

DATE: Nov 28, 2022

Check if this is a RESUBMISSION on an INCOMPLETE application.

**ALL SECTIONS OF THIS APPLICATION MUST BE COMPLETED. Incomplete applications may lead to delays in issuing permits.**

Please read the Zoning Permit Application Information Sheet prior to completing this application. As per Bradley Beach Land Development Ordinance, a Zoning Permit shall be issued prior to the commencement or change of use of a property, building or structure; the occupancy of any building or structure; the construction, erection, reconstruction, alteration, conversion, or installation or any building or structure.

PROPERTY ADDRESS: 516 Bradley Blvd

BLOCK: 88 LOT: 20 ZONE: R-1

OWNER NAME: Nicholas and Barbara Zaharioudakis PHONE: [REDACTED]

OWNER ADDRESS: 516 Bradley Blvd, Bradley Beach, NJ 07720

OWNER EMAIL ADDRESS: [REDACTED]

Check if Owner is Applicant

APPLICANT NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

APPLICANT ADDRESS: \_\_\_\_\_

APPLICANT EMAIL ADDRESS: \_\_\_\_\_

**TYPE OF WORK PROPOSED:**

ZONING DETERMINATION

- AC CONDENSER
- ACCESSORY STRUCTURE
- ADD NEW USE to property
- ADDITION – Commercial
- ADDITION – Residential
- COMMERCIAL BUSINESS - New
- CONTINUE / CHANGE USE of property or structure
- CURB CUT / DRIVEWAY APRON
- DECK / BALCONY
- DEMOLITION
- DRIVEWAY
- FENCE / RETAINING WALL
- GARAGE - Private
- GARAGE APARTMENT
- GENERATOR
- HOME OCCUPATION
- INTERIOR REMODEL – COMMERCIAL
- INTERIOR REMODEL – RESIDENTIAL
- NEW OWNER – Property or Business
- NEW RESIDENCE
- OUTDOOR KITCHEN
- OUTDOOR SHOWER
- PATIO / PAVERS
- PORCH
- SIGN(S)
- STORAGE SHED
- SWIMMING POOL / HOT TUB

OTHER: \_\_\_\_\_

APPROVED ZONING USE OF PROPERTY (Please specify, for example: Single Family Residential, Multi-Family, Retail, Commercial, etc.)

Present approved use: single family residential  
(what the property is currently approved for)

Proposed approved use: same  
(If unchanged, write "same")

**WORK / ACTIVITY PROPOSED**

Describe in detail the work or activity you are proposing. If proposing construction, describe in detail the dimensions and setbacks. If proposing a use, describe the proposed use.

We intend to erect a fence 54" high in the rear yard of the corner property as follows:

- 6" from north side of the rear of property for 10' in length
- 4' 10" from west side of the rear of property for 24' in length
- 24' 6" from north side of the rear of property for 22' in length, including a 4' gate
- 26' 10" from west side of the rear of property for 2' in length

**BOARD APPLICATIONS**

Has the referenced property been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT, PLANNING BOARD, or LAND USE BOARD?  NO  YES (Do not include previous Zoning Permit Applications.)

If YES: Date \_\_\_\_\_  PLANNING BOARD  ZONING BOARD OF ADJUSTMENT  LAND USE BOARD

Resolution # \_\_\_\_\_ (Please submit copy of resolution)

**BUILDING AND LOT COVERAGE – See attached Coverage Calculation Worksheet.**

For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

BUILDING COVERAGE: \_\_\_\_\_ % LOT COVERAGE: \_\_\_\_\_ % (Please submit Coverage Calculation Worksheet)

**40:55D-68.3. Penalty for violation**

Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. Any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.

Adopted L. 1989, c 67, §3, effective April 14, 1989. The applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All zoning permits will be granted or denied within ten (10) business days from the date of complete application.

**PLEASE NOTE: Signature of both Applicant and Owner are required below.**

\_\_\_\_\_  
APPLICANT NAME (Please print.)

\_\_\_\_\_  
APPLICANT SIGNATURE

\_\_\_\_\_  
DATE

Nicholas Zaharioudakis

Barbara Zaharioudakis

\_\_\_\_\_  
OWNER NAME (Please print.)

*Barbara Zaharioudakis*  
\_\_\_\_\_  
OWNER SIGNATURE

11/28/2022  
\_\_\_\_\_  
DATE