

October 7, 2019

Borough of Bradley Beach
Zoning Board of Adjustment
701 Main Street
Bradley Beach, NJ 07720

**Re: Levitt Residence
Block 50, Lot 13
200 Fifth Avenue
Our File BBBA 19-12**

Dear Chairman and Board Members:

Our office has received and reviewed an application submitted for Board approval in connection with the above referenced project. Submitted with the application are the following:

- An architectural plan consisting of six (6) sheets prepared by Thomas F. Lavin, AIA of Robert A. Hazelrigg & Associates, Architects, dated August 26, 2019, with no revisions.
- A survey of property consisting of one (1) sheet prepared by Michael Williams, P.L.S., of Michael Williams Land Surveying, LLC, dated April 22, 2019, with no revisions.

The application has been deemed complete. Our office has reviewed the plans to determine if they conform with the requirements of the Borough Ordinance and report as follows:

1. **Property Description**

- A. The property is located at house number 200 Fifth Avenue (Lot 13, Block 50) with a total area of 6,790 square feet.
- B. The existing lot contains a two and a half story dwelling with a covered front porch.
- C. The Applicant is proposing an attached garage and an open uncovered deck leading to the second floor above the open screened porch.

2. **Zoning and Land Use**

- A. The property is located in the R-1 Residential Single-Family Zone. The existing single-family dwelling is a permitted principal use in this zone.
- B. The proposed improvements require Board Approval for variances with the rear yard setback, front yard setback to a porch, driveway length, driveway width, and others described in this report.

3. **Variances and Waivers**

- A. In accordance with Section 450-13, Permitted Yard Encroachments, the following variances or existing non-conformities are noted below:
 - 1) In Section 450-13.A, an open unscreened entrance porch leading to the basement, cellar, or first floor, projecting not more than 8 feet in depth into a required front yard area and not exceeding the width of the existing or proposed structure. The permitted setback along Beach Avenue is 7 feet and the setback along Fifth Avenue is 17 feet. The existing porch has a front yard setback of 9.84 feet along Beach Avenue and 11.86 feet along Fifth Avenue. The setback along Fifth Avenue represents an existing non-conformity.
 - 2) In Section 450-13.B, an open uncovered or unroofed deck leading to the second floor, directly above the open unscreened porch, also not projecting more than 8 feet in depth into the required front yard and not exceeding the width of the existing or proposed structure. The permitted setback along Beach Avenue is 7 feet and the setback along Fifth Avenue is 17 feet. The Applicant is proposing a front yard setback of 9.84 feet along Beach Avenue and 11.86 feet along Fifth Avenue. **A variance is required for the front yard setback along Fifth Avenue.**
- B. In accordance with Section 450-26.D, area, yard and building requirements, the following variances or existing non-conformities are noted below:
 - 1) In accordance with Section 450.26.D(1)(d), the minimum front yard setback permitted for a street east to west is 25 feet and for a street north to south is 15 feet, or the minimum depth of any front yard within the block and fronting on the same street on which the structure fronts, whichever is greater. The existing front yard setback along Beach Avenue is 15.19 feet to the dwelling, which conforms. The existing front yard setback along Fifth Avenue is 19.69 feet to the dwelling, which represent an existing non-conformity.

- 2) In accordance with Section 450-26.D.(1)(f), the minimum rear yard setback permitted is 25 feet. The rear yard is opposite Fifth Avenue. The existing rear yard setback is 20.34 feet, which represents an existing non-conformity. The Applicant is proposing a rear yard setback of 6.13 feet to the attached garage. **A variance is required.**
 - 3) In accordance with Section 450-26.D.(1)(g), the maximum building height is 35 feet. The existing building height is approximately 30 feet, which conforms. The proposed addition is less than the existing building height, which conforms. The Applicant should provide the proposed height of the garage.
 - 4) In accordance with Section 450.26.D.(1)(j), the minimum off-street parking requirements is two (2) spaces per unit. Currently, only one (1) space is provided, which represents an existing non-conformity. The Applicant is proposing two (2) off-street parking spaces, which conforms. The plan indicates one (1) parking space in the garage and one (1) parking space on the driveway.
- C. In accordance with Section 450-41.A, Residential Parking and Driveway Requirements For One and Two Family Uses, the following variances or existing non-conformities are noted below:
- 1) In accordance with Section 450-41.A.(2) curb cuts shall be a maximum of 12 feet in width and driveway aprons shall be a maximum of 10 feet in width at the property line and 12 feet in width at the curblines. The existing curb cut is 15 feet which represents an existing non-conformity. The existing driveway apron is 14 feet in width at the property line and 15 feet in width at the curblines, which represents an existing non-conformity.
 - 2) In accordance with Section 450-41.A.(3), driveways and parking areas located in the front yard shall not exceed a width of 12 feet. The driveway is approximately 14 feet wide. **A variance is required.**
 - 3) In accordance with Section 450-41.A.(4), no driveway less than 20 feet in length shall be permitted as measured from the property line to the end of the driveway. The Applicant is proposing a driveway length of 19.65 feet. **A variance is required.**

4. **General Comments**

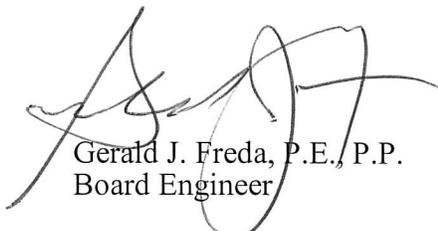
- A. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- B. A General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- C. The Applicant should provide information that taxes are currently paid.
- D. The Applicant shall secure any and all construction permits needed for the project.

Our office reserves the right to provide additional comments upon receipt of revised plans.

If you have any questions, or require additional information on this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Gerald J. Freda, P.E., P.P.
Board Engineer

DMH:mfl

cc: Kristie Dickert, Board Secretary
Mark Kitrick, Esq., Board Attorney
Thomas F. Lavin, AIA, Applicant's Architect
Michael Williams, P.L.S., Applicant's Surveyor

BB/BA/19/19-12