

LEON S. AVAKIAN, INC. *Consulting Engineers*

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May 13, 2020

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

**Re: Walsh Residence
Block 25, Lot 8
103 Park Place Avenue
Our File BBBA 20-09**

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:

- A plot plan consisting of six (6) sheets prepared by Landmark Surveying and Engineering. The first five (5) sheets were prepared by Daniel W. Caruso, P.E., indicating the proposed improvements and dated April 11, 2019, with the latest revisions dated October 21, 2019. The sixth sheet, which is the boundary and topographic survey was prepared by Zenon T. Grybowski, P.L.S. and dated April 19, 2019, with no revisions.
- An architectural plan consisting of six (6) sheets prepared by Edward S. Gorleski, R.A. of The Creative Minds Group Architecture, LLC dated June 14, 2019, with the latest revisions dated September 17, 2019.

The Applicant is appealing the Zoning Officer's determination that the improvements to a non-conforming lot with the proposed half-story and uncovered deck at the rear of the dwelling will require Board approval. Should the Board affirm the Zoning Officer's decision, the Applicant will be requesting approval from the Board for the proposed improvements.

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 103 Park Place Avenue (Lot 8, Block 25) with a total area of 5,000 square feet.

- B. The lot is currently vacant.
- C. The Applicant is proposing a 2 ½-story addition with covered front porch, and detached garage apartment.

2. **Zoning and Land Use**

- A. The property is located in the R-B Residential Beachfront Zone and single-family dwelling is a permitted principal use in this zone.
- B. The proposed garage apartment is a permitted accessory use in this zone.
- C. The property has a non-conformity with the lot width. The Applicant requires Board approval for the development of a non-conforming lot and variances for the half-story area and the deck height at the rear of the dwelling.

3. **Variances and Waivers**

- A. In accordance with section 450-13.E, an open and uncovered and unroofed deck or patio, not more than 3 feet above ground level may extend into a required side or rear yard to within 5 feet of the side and rear property line. The Applicant is proposing rear stoop 3.1 feet above ground level. **A variance is required for the height of the stoop.**
- B. In accordance with Section 450-28.D.(1) area, yard, and building requirements for a single-family dwelling is subject to the requirements and limitations in Section 450-26.D. The following variances or existing non-conformities are noted below:
 - 1) In accordance with Section 450-26.D.(1)(b), the minimum lot width permitted is 50 feet. The existing lot width is 25 feet, which represents an existing non-conformity. The improvements to a non-conforming lot requires Board approval.
 - 2) In accordance with Section 450-26.D.(1)(g), the maximum building height is 35 feet and 2 ½ stories. The Applicant is proposing a height of 34.7 feet, which conform. The Applicant indicates 406 square feet of floor area for the half story, which did not include the front and rear decks as part of the floor area. The decks are livable areas which should be part of the floor area for the half-story. Our office calculates the half-story floor area of 847 square feet, which is 90.3% of the floor below. **A variance is required.**

4. **General Comments**

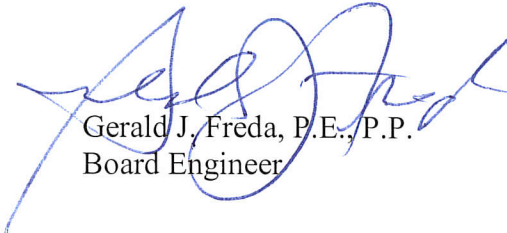
- A. The Applicant should pipe the roof stormwater runoff to a pop-up emitter in the front yard.
- B. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced, as it is in poor condition.
- C. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- D. The Applicant should provide information that taxes are currently paid.
- E. 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 J. Hirsch, Esq., Applicant's Attorney
Edward S. Gorleski, R.A., Applicant's Architect

BB/BA/20/20-09