

LEON S. AVAKIAN, INC. *Consulting Engineers*

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December 16, 2020

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

**Re: Point Properties 2003, LLC
Block 66, Lot 26
108 Second Avenue
Our File BBBA 20-13**

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 survey consisting of one (1) sheet prepared by George J. Anderson of George J. Anderson LLC, dated March 4, 2015, with the latest revisions dated June 12, 2020.

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 building number 108 Second Avenue (Lot 26, Block 66) with a total area of 18,616.43 square feet.
- B. The existing lot contains a four-story garden apartment building.
- C. The Applicant is proposing to replace the existing fire escapes.

2. **Zoning and Land Use**

- A. The property is located in the R-B Residential Beachfront Zone and garden apartments are a permitted principal use in this zone.
- B. The proposed improvements required Board approval for minor site plan approval and a variance on side yard setback for the replacement of the fire escapes. The property has existing non-conformities with lot area, lot width, and others as described in the report.

3. **Variations and Waivers**

A. In accordance with Section 450-28.D.(2)(a) area, yard, and building limitations for a garden apartment, the following variations or existing non-conformities are noted below:

- 1) In accordance with Section 450-28.D.(2)(a)[1], the minimum lot area permitted is 30,000 square feet. The existing lot area is 18,616.43 square feet, which represents an existing non-conformity.
- 2) In accordance with Section 450-28.D.(2)(a)[2] the minimum lot width permitted is 200 feet. The existing lot width is 101 feet, which represents an existing non-conformity.
- 3) In accordance with Section 450-28.D.(2)(a)[5] the minimum side yard setback permitted is 5 feet and 10 feet. The existing west side yard setback to the building is 11.07 feet which conforms. The existing east side yard setback to the building encroaches onto the Lot 11 by 0.51 feet.

A fire escape is not a permitted yard encroachment.

The existing southeast fire escape (closest to Second Avenue) encroaches onto Lot 13 by 1.91 feet, which represents an existing non-conformity. The replacement of the southeast fire escape will have a proposed encroachment of 1.91 feet onto Lot 13. **A variance is required.** The Applicant has provided an easement for the fire escape.

The existing east fire escape (middle of the building) encroaches onto Lots 11 and 13 by 2.98 feet, which represents an existing non-conformity. The replacement of the east fire escape will have a proposed encroachment of 2.98 feet onto Lots 11 and 13. **A variance is required.** The Applicant has provided an easement for the fire escape.

The existing northeast fire escape (rear of the building) encroaches onto Lot 11 by 3.29 feet which represents an existing non-conformity. The fire escape is inches away from building on Lot 11. The replacement of the northeast fire escape will have a proposed encroachment of 3.29 feet onto Lot 11. **A variance is required.** The Applicant has provided an easement for the fire escape.

Two more fire escape on the east side are tuck away between the building projections, which conform. The replacement of the fire escapes will conform.

The existing three (3) fire escapes on the west side of the building have a side yard setback of approximately 8 feet, where 10 feet is required. This represents an existing non-conformity. The replacement of the fire escapes will have a proposed side yard setback of approximately 8 feet. **A variance is required for each of the fire escapes.**

- 4) In accordance with Section 450-28.D.(2)(a)[6], the minimum rear yard setback permitted is 25 feet. The existing rear yard setback is 8.39 feet, which represents an existing non-conformity.

There are no fire escapes at the rear of the building.

- 5) In accordance with Section 450-28.D.(2)(a)[7], the maximum building height permitted is 35 feet and 2 ½ stories. The existing building height is 54.5 feet and 4-stories. This represents an existing non-conformity.
- 6) In accordance with Section 450-28.D.(2)(a)[8], the maximum building coverage permitted is 20%. Our office calculates an existing building coverage of 60.9%, which represents an existing non-conformity.
- 7) In accordance with Section 450-28.D.(2)(a)[9], the maximum impervious coverage permitted is 60% of the lot area. Our office calculates an impervious coverage of 81.3%, which represents an existing non-conformity.
- 8) In accordance with Section 450-28.D.(2)(a)[10], the minimum off-street parking permitted is two spaces per dwelling unit. The Applicant should provide testimony on off-street parking.

4. **General Comments**

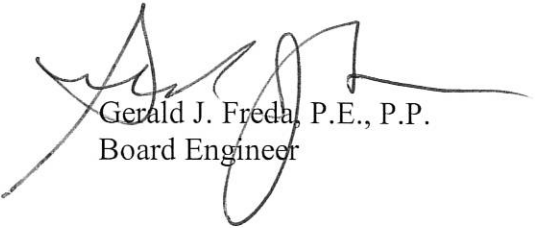
- A. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- B. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- C. The Applicant 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
Harvey L. York, Esq., Applicant's Attorney
BB/BA/20/20-13a