

October 7, 2019

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

**Re: Maselli Residence  
Block 14, Lot 34  
120 Park Place Avenue  
Our File BBBA 19-11**

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 four (4) sheets prepared by Mary Hearn, AIA of M.B. Hearn Architecture, LLC, dated July 24, 2019, with no revisions to sheets #1, #3, & #4 and sheet #2 with a revision date of August 29, 2019.
- A map of survey consisting of one (1) sheet prepared by Vincent J. Rigelon, Jr., P.L.S. of Land Map, Inc., dated November 6, 2015, 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 120 Park Place Avenue (Lot 34, Block 14) with a total area of 2,500 square feet.
- B. The existing lot contains a two-story single-family structure with a wood deck, patio, and shed.
- C. The Applicant is proposing a 2 ½-story addition to the rear of the dwelling, a half-story addition and a second story front porch. Also being proposed is a new patio and walkway, with the removal of the shed.

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 improvements required Board approval for variances on front and side yard setbacks to the dwelling, front yard setback to the front porch, building coverage and others as described in the report. The property has existing non-conformities with lot area, lot width, and others as described in the 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 accordance with Section 450-13.A, the open, unscreened entrance porch leading to the basement, cellar, or first floor is not permitted to project more than 8 feet into the required front yard. The permitted setback along Park Place Avenue for this property is 17 feet. The existing setback to the covered front porch is 6.2 feet, which represents an existing non-conformity. The Applicant is proposing a porch depth of 9 feet, which will increase the setback to 6.8 feet. **A variance is required.**
  - 2) In accordance with 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 and not exceeding the width of the existing or proposed structure into the required front yard. The permitted setback along Park Place Avenue for this property is 17 feet. The Applicant is proposing a porch depth of 9 feet and with a setback of 6.8 feet. **A variance is required.**
- 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.(a), the minimum lot area permitted is 5,000 square feet. The existing lot area is 2,500 square feet, which represents an existing non-conformity.
  - 2) 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.

- 3) In accordance with Section 450-26.D.(1)(d), the front yard depth shall be a minimum of 15 feet on north-south streets and 25 feet on east-west streets or the minimum depth of any front yard within the block and fronting on the same street on which the structure fronts. When the prevailing setback of the existing buildings along a block front is less than the setback requirements, the front yard setback distance maybe reduced to the average of front yard setbacks of principal structures on all developed properties on the same side of the street within 200 feet of the property as documented by a map prepared by a licensed land surveyor. The average depth will be from the front wall of the structure, provided that such setback is not less than 10 feet. Front porches shall also be averaged within 200 feet on each side of the lot and within the same block front.

The existing dwelling has a front yard setback of 15.8 feet to the first and second floor floor, which represents an existing non-conformity. The Applicant is proposing a half-story, which is setback 3.67 feet from the front wall of the dwelling. The proposed front yard setback is 19.4 feet to half-story. **A variance is required.**

- 4) In accordance with Section 450-26.D.(1)(e), the minimum side yard setback permitted is 5 feet and 10 feet, but for lots not meeting the minimum, lot width requirement shall be reduced to 10% and 20% of the lot width. The property is 25 feet in width and the minimum side yard setback permitted is 2.5 feet (10%) and 5 feet (20%). The Applicant is proposing an east side yard setback of 3.2 feet to the addition, which conforms. The proposed west side yard setback is 4.7 feet to the addition, which is an expansion of an existing non-conformity. **A variance is required.**
- 5) In accordance with Section 450.26.D.(1)(h), the maximum building coverage permitted is 35%. The existing building coverage is 31.1%, which conforms. The Applicant is proposing a building coverage of 39.96%. **A variance is required.**
- 6) In accordance with Section 450.26.D.(1)(j), the minimum off-street parking permitted is two spaces per dwelling unit. The Applicant has a shared driveway with the adjoining property. The Applicant should provide testimony on off-street parking.

#### 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 if found in poor condition.

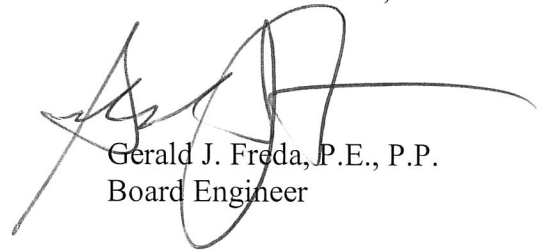
- C. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- D. The Applicant should provide information that taxes are currently paid.
- E. The Applicant shall secure any and all construction permits needed for the project.

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.

A handwritten signature in black ink, appearing to read 'G. Freda', with a long horizontal flourish extending to the right.

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

DMH:mfl

cc: Kristie Dickert, Board Secretary  
Mark Kitrick, Esq. Board Attorney  
Jeffrey P. Beekman, Esq., Applicant's Attorney  
Mary Hearn, AIA, Applicant's Architect

BB/BA/19/19-06b