

March 5, 2020

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

**Re: Giacobbe Residence
202 Fourth Avenue
Block 53, Lot 12
Our File BBBA 20-02**

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 twelve (12) sheets prepared by Mary Hearn, AIA of M.B. Hearn Architecture, LLC, dated December 19, 2019, with the latest revisions dated February 3, 2020.
- A survey of property consisting of one (1) sheet prepared by Michael J. Williams, P.L.S., of Michael J. Williams Land Surveying, LLC, dated June 26, 2019, with no revisions.

The application is appealing the Zoning Officer's determination that the improvements to a non-conforming lot requires Board approval and the proposed roofed porch attached to the rear of the residence is not permitted. 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 and our office has reviewed the plans to determine if they conform with the requirements of the Land Use Ordinance and report as follows:

1. **Property Description**

- A. The property is located at house number 202 Fourth Avenue (Lot 12, Block 53) with a total area of 6,750 square feet. The lot is rectangular in shape and measures 45 feet in width by 150 feet in depth.
- B. The existing lot contains a single-family dwelling, driveway, and a concrete foundation.

- C. The Applicant is removing the existing dwelling and is proposing a 2 ½ story dwelling with a garage apartment in the rear.

2. **Zoning and Land Use**

- A. The property is located in the R-1 Residential Single-Family Zone and the proposed single-family dwelling is a permitted principal use in this zone.
- B. The proposed garage apartment is a permitted accessory structure in this District.
- 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 a variance for roof over the porch 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 or rear property line. The Applicant is proposing a roofed porch to the rear of the dwelling. The roof over the porch is not permitted. **A variance is required.**
- B. In accordance with Section 450-26.D.(1)(b) the minimum lot width permitted is 50 feet. The existing lot width is 45 feet, which represents an existing non-conformity. The improvement being proposed on a non-conforming lot requires Board approval.

4. **Zoning Notes**

- A. The lot complies with lot area and lot depth.
- B. The proposed principal dwelling complies with front yard setback to the front porch, front yard setback to the principal dwelling, side and rear yard setback to the principal dwelling, building height, building coverage, impervious coverage, and number of off-street parking spaces.
- C. The proposed garage apartment complies with side and rear yard setback, building height, garage floor area, apartment floor area, and distance from primary structure.

5. **General Comments**

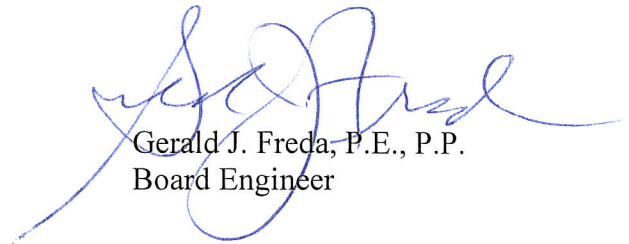
- A. As a condition of approval, the Applicant should provide a grading plan.
- B. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- C. A General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- 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
Jeffrey P. Beekman, Esq., Applicant's Attorney
Mary Hearn, AIA, Applicant's Architect

BB/BA/20/20-02