

March 5, 2020

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

**Re: Garry Residence
Block 75, Lot 13
204 Evergreen Avenue
Our File BBBA 20-03**

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 December 27, 2019, with no revisions.
- A survey of property consisting of one (1) sheet prepared by Martin A. Grant, P.L.S., of Martin A. Grant Surveying, Inc., dated September 25, 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 204 Evergreen Avenue (Lot 13, Block 75) with a total area of 7,500 square feet.
- B. The existing lot contains a two and a half story dwelling with a two-story detached garage.
- C. The Applicant is proposing an open screened entrance leading to the first floor and an open uncovered deck leading to the second floor directly 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 front yard setback to a porch, side yard setback to the porch, 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 Fourth Avenue is 17 feet. The existing porch has a front yard setback of 24.9 feet, which conforms. The Applicant is proposing a front yard setback of 14.9 feet to the new porch. **A variance is required.**
 - 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 Fourth Avenue is 17 feet. The existing unroofed deck leading the second floor has a front yard setback of 24.9 feet, which conforms. The Applicant is proposing a front yard setback of 14.9 feet to the new second story unroofed deck. **A variance is required.**
- 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 is 24.9 feet to the dwelling, which represents an existing non-conformity.

- 2) In accordance with Section 450-26.D.(1)(e), the minimum side yard setback permitted is 5 feet and 10 feet. The existing side yard setback is 2.3 feet on the west side and 9 feet on the east side. Both of these side yard setbacks represent an existing non-conformity. The Applicant is proposing the porch to have a side yard setback of 2.3 feet on the west side and 9 feet on the east side. Both of these side yard setbacks represent an existing non-conformity. The Applicant is proposing the porch to have a side yard setback of 2.3 feet on the west side and 9.0 feet on the east side. Both of these side yard setbacks are an expansion of an existing non-conformity. **A variance is required for both side yard setbacks.**
- 3) In accordance with Section 450-26.D.(1)(h), the maximum building coverage permitted is 35% of the lot. The existing building coverage is 34.3%, which represents an existing non-conformity. The Applicant is proposing a building coverage of 39.3%. **A variance is required.**
- 4) In accordance with Section 450.26.D.(1)(i), the maximum impervious coverage permitted is 60% of the lot. The existing impervious coverage is 63.4%, which represents an existing non-conformity. The Applicant is proposing an impervious coverage of 67.6%. **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.

204 Evergreen Avenue

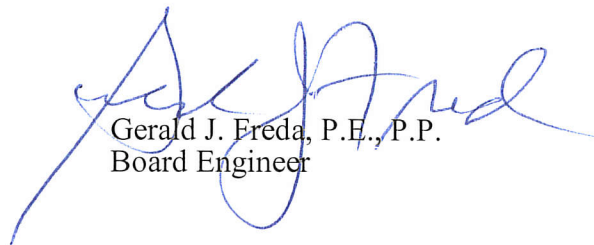
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If you have any questions, or require additional information on this matter, please do not hesitate to contact our office.

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
Bruce and Elise Garry, Applicant

BB/BA/20/20-03a