

November 3, 2021

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

**Re: Luba Residence  
Block 89, Lot 5  
600 Bradley Boulevard  
Borough of Bradley Beach  
Our File: BBBA 21-05**

Dear Chairman and Board Members:

Our office has received an application submitted for Board review in connection with the above referenced project. Submitted with the application are the following:

- A building permit plot plan consisting of one (1) sheet prepared by Mathew R. Wilder, P.E. of Morgan Engineering & Surveying, dated July 14, 2021, with no revisions.
- A survey of property consisting of one (1) sheet prepared by David J. Von Steenburg, P.L.S. of Morgan Engineering & Surveying, dated July 23, 2020, with no revisions.
- An architectural plan consisting of two (2) sheets prepared by A. Vincent Minkler, R. A. of Minkler Architecture & Design, dated October 24, 2020, with no revisions. This plan was not signed or sealed by the person that prepared by the plan.

This 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 600 Bradley Boulevard (Lot 5, Block 89) with a total area of 5,657 square feet.
- B. The existing lot contains a two-story framed dwelling with an attached garage.
- C. The Applicant is replacing the existing deck on the west side of the dwelling and proposing porches along Bradley Boulevard.

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 variance on upper porch variances, elevated deck location, side building setback to elevated deck, and others as described in this letter.

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.(2), (porch setbacks), for permitted residential structures a porch may extend 8 feet into the required front yard setback area, provided the principal structure conforms to the front yard setback requirement or by submission of the appropriate setback averaging plan. The Applicant did not provide the average setback plan. The porch setback requirement for Bradley Boulevard is 17 feet and for Pacific Avenue is 7 feet. The Applicant is proposing a porch setback of 25.0 feet along Bradley and over 15 feet along Pacific Avenue. Both of these setbacks conform.
  - 2) In accordance with Section 450-13.A.(2), (upper porch setbacks), for permitted residential structures may extend 8 feet into the required front yard setback area, provided the principal structure conforms to the front yard setback requirement or by submission of the appropriate setback averaging plan. The Applicant did not provide the average setback plan. The upper porch setback requirement for Bradley Boulevard is 17 feet and for Pacific Avenue is 7 feet. The Applicant is proposing an upper porch setback of 25.9 feet along Bradley Boulevard and over 15 feet along Pacific Avenue. Both of these setbacks conform.
  - 3) In accordance with Section 450-13.B.(4), an upper porch shall not be covered. The Applicant is proposing a covered upper porch. **A variance is required.**
  - 4) In accordance with Section 450-13.D.(2), (elevated deck setbacks) decks are not allowed to encroach into any principal dwelling's setback requirements and shall never be closer than 5 feet of any side yard property line, nor closer than 25 feet of any rear yard property line. No deck shall extend beyond the side building line.

The Applicant is proposing a side setback of 4.5 feet on the west side. **A variance is required.**

- 5) In accordance with Section 450-13.D.(3), (elevated deck height) an elevated deck is permitted at or below the first-floor walking surface elevation, not to exceed a maximum floor height of 48 inches above grade. The Applicant is proposing a deck height of 30 inches, which conforms.
  - 6) In accordance with Section 450-13.D.(4), (elevated deck location) an elevated deck may be located in the rear yard only. The Applicant is proposing the elevated deck in the side yard. **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)(d), the minimum front yard setback permitted for a street east to west (Bradley Boulevard) is 25 feet and for a street running north to south (Pacific Avenue) 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. When the prevailing setback of the existing buildings along a block front is less than the setback requirements, the front yard setback distance may be 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 Applicant did not provide the average front yard setback.

The existing front yard setback is 34.2 feet along Bradley Boulevard and 8.6 feet along Pacific Avenue. The front yard setback along Pacific Avenue represents an existing non-conformity.

- 2) In accordance with Section 450-26.D(1)(f), the minimum rear yard setback per the zoned district is 25 feet. For lots not meeting the minimum lot depth requirements the rear yard setback may be reduced proportionately to the existing lot depth as a percentage of required lot depth, but in no case shall be less than 10 feet. The existing rear yard setback is 15.2 feet, which represents an existing non-conformity.

- 3) In accordance with Section 450-26.D(1)(h), the maximum building coverage permitted per the zoned district is 35% of the lot area. The Applicant is proposing a building coverage of 34.8%, which conforms.
- 4) In accordance with Section 450-26.D(1)(i), the maximum impervious coverage permitted is 60% of the lot area. The Applicant is proposing an impervious coverage of 47.0%, which conforms.

4. **General Comments**

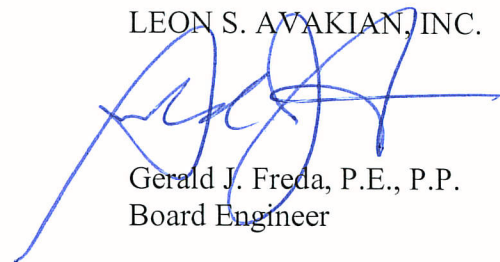
- A. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- B. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- C. The Applicant 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.

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  
Vincent Minkler, RA, Applicant's Architect  
Matthew R. Wilder, P.E., Applicant's Engineer  
Dennis and Sharon Luba, Applicant

BB/BA/21/21-05a