

November 5, 2021

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

**Re: Andresen Residence
Block 43, Lot 15
500 Brinley Avenue
Borough of Bradley Beach
Our File BBBA 21-12**

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 one (1) sheet prepared by Carolyn A. Young, R. A., of C. A. Young Architecture, dated March 5, 2020, with the latest revisions dated August 12, 2021. This plan was not sealed by the person that prepared the plan.
- A survey plat consisting of one (1) sheet prepared by William J. Fiore, P.L.S., of William J. Fiore, Inc., dated September 10, 2021, with no revisions. This plan is not to scale and does not have a raised seal by the professional.

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 500 Brinley Avenue (Lot 15, Block 43) with a total area of 5,625 square feet.
- B. The existing lot contains a one-story single-family dwelling with detached garage.
- C. The Applicant is proposing to remove the existing detached garage. The additions proposed are an attached garage and covered porch to the principal dwelling.

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 rear yard setback, building coverage, impervious coverage, and others described in this report. The lot has an existing non-conformity with lot depth. The structure has existing non-conformities with front yard setback, and side yard setback. The existing driveway has existing non-conformities with setback, apron width and driveway width.

3. **Variances and Waivers**

- A. 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 Brinley Avenue is 17 feet and for Fletcher Lake Avenue is 7 feet. The Applicant is proposing a porch setback of 15.75 feet along Fletcher Lake Avenue, which conforms.
- 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)(c), the minimum lot depth is 100 feet. In the case of corner lots, the greater frontage shall be to lot depth except where the frontages are the same, the frontage on the north-south street shall be lot depth. For this lot the lot depth is along Fletcher Lake Avenue. The existing lot depth is 75.0 feet, which represents an existing non-conformity.
 - 2) In accordance with Section 450-26.D(1)(d), the minimum front yard setback permitted for a street east to west (Brinley Avenue) is 25 feet and for a street running north to south (Fletcher Lake 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 8.37 feet along Brinley Avenue and 20.10 feet along Fletcher Lake Avenue. The front yard setback along Brinley Avenue represents an existing non-conformity.

- 3) In accordance with Section 450-26.D(1)(e), the minimum side yard setback permitted is 5 feet and 10 feet. For this lot, the side yard is opposite Fletcher Lake Avenue. The existing west side yard setback is 1.88 feet, which represents an existing non-conformity.
 - 4) In accordance with Section 450-26.D(1)(f), the minimum rear yard setback 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 yard area opposite Brinley Avenue is the rear yard. For this lot the permitted rear yard setback is 18.75 feet. The existing rear yard setback is 28.1 feet, which conforms. The Applicant is proposing a rear yard setback of 3.6 feet to the attached garage addition. **A variance is required**
 - 5) In accordance with Section 450-26.D(1)(h), the maximum building coverage permitted is 35% of the lot area. The existing building coverage of 41% which represents an existing non-conformity. The Applicant is proposing a building coverage of 44.8%. **A variance is required.**
 - 6) In accordance with Section 450-26.D(1)(i), the maximum impervious coverage permitted is 60% of the lot area. The existing impervious coverage is 63%, which represents an existing non-conformity. The Applicant is proposing an impervious coverage of 63.8%. **A variance is required.**
- C. In accordance with Section 450-41, residential parking and driveway requirements, the following variances or existing non-conformities are noted below:
- 1) In accordance with Section 450-41.A.(1), driveways and parking area shall be a minimum of 8 feet in width inside the property line and shall be located a minimum of 3 feet from the side property line. The existing driveway width is between 15 feet to 18 feet, which conforms. The existing setback from the property line is approximately 1.8 feet, which represents an existing non-conformity.

- 2) In accordance with Section 450-41.A(2), curb cuts shall be a maximum of 12 feet in width. The existing curb cut is 15 feet, which represents an existing non-conformity.

A driveway apron shall be a maximum of 10 feet in width at the property line and 12 feet in width at the curb line. The existing driveway apron width at the property line is 15 feet which represents an existing non-conformity. The existing driveway apron width at curblines is 15 feet, which represents an existing non-conformity.

- 3) In accordance with Section 450-41.A(4), no driveway less than 20 feet in length shall be permitted as measured from the property line to end of the driveway. The Applicant is proposing a driveway length of 22.75 feet, which conforms.

4. **General Comments**

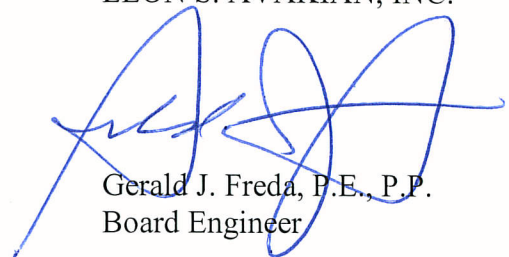
- A. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- B. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- C. The Applicant 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
Jeffrey P. Beekman, Esq., Applicant's Attorney
Carolyn A. Young, R.A., Applicant's Architect

BB/BA/21/21-12a