

November 11, 2021

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

**Re: Cullen Residence
Block 25, Lot 3
117 Park Place Avenue
Borough of Bradley Beach
Our File BBBA 21-14**

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:

- An architectural plan consisting of two (2) sheets prepared by Carolyn A. Young, R. A. of C. A. Young Architecture, dated August 12, 2021, with no revisions.
- A boundary and topographic survey consisting of one (1) sheet prepared by Joseph J. Wright, P.L.S. of Blue Marsh Associates, Inc., dated April 7, 2021, with no revisions.

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 117 Park Place Avenue (Lot 3, Block 25) with a total area of 9,000 square feet.
- B. The existing lot contains a three-story dwelling with covered front porch and driveway.
- C. The Applicant is proposing an upper porch and an addition to the third floor.

2. **Zoning and Land Use**

- A. The property is located in the R-B Residential Beachfront Zone. The proposed single-family dwelling is a permitted principal use in this zone.
- B. The proposed improvements require Board Approval for variances for the number of stories and upper porch setback.

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 as reflected in Ordinance 450-26.D.(7). A “Wrap-Around” porch may exceed the width of the existing or proposed structure, as long as it is in compliance with side setback requirements for the principal structure. The Applicant did not provide a setback averaging plan. The permitted porch setback is 7 feet along Beach Avenue and 17 feet along Park Place Avenue. The existing porch setback is 9.46 feet along Beach Avenue, which conforms. The existing porch setback is 10 feet along Park Place Avenue, which represents an existing non-conformity.
 - 2) In accordance with Section 450-13.B.(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 as reflected in Ordinance 450-26.D.(7). A “Wrap-Around” Upper Porch on corner lots only may exceed the width of the existing or proposed structure, as long as it is in compliance with front yard setback requirements for the principal structure. The Applicant did not provide a setback averaging plan. The permitted upper porch setback is 7 feet along Beach Avenue and 17 feet along Park Place Avenue. The Applicant is proposing an upper porch along Park Place Avenue. The proposed front setback is 19.38 feet along Beach Avenue, which conforms. The Applicant is proposing a front yard setback of 13.0 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)(d), the minimum front yard setback permitted for a street east to west (Park Place Avenue) is 25 feet and for a street running north to south (Beach 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 20.8 feet along Park Avenue, which represents an existing non-conformity. The existing front yard setback along Beach Avenue is 17.4 feet, which conforms.

- 2) In accordance with Section 450-26.D.(1)(g), the maximum building height permitted is 35 feet and 2 ½ stories. The Applicant indicates a building height of 34.67 feet, which conforms.

The Applicant indicates the existing number of stories is three (3). The Applicant is proposing an addition to the third story, which is an expansion of an existing non-conformity. **A variance is required.**

- 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 31.37%, 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 48.54%, which conforms.

- 5) In accordance with Section 450-26.D.(1)(j), the minimum off-street parking is two (2) spaces per dwelling unit. The Applicant should provide testimony.

4. **General Comments**

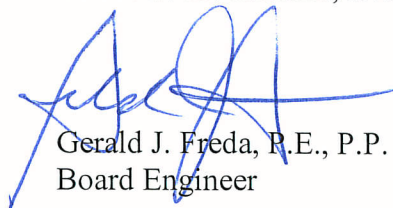
- A. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- B. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- C. The Applicant should provide information that taxes are currently paid.
- D. The Applicant shall secure any, and all construction permits needed for the project.
- E. Provide testimony on the proposed floor plans, number of bedrooms and ceiling height.

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
Carolyn A. Young, R.A., Applicant's Architect
Brian and Maureen Cullen, Applicant

BB/BA/21/21-14a