

June 3, 2021

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

**Re: Goldstein Residence
Block 23, Lot 24
316 Ocean Park Avenue
Borough of Bradley Beach
Our File BBBA 21-06**

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 four (4) sheets prepared by David H. Feldman, AIA of Feldman & Feldman Architects, dated July 2, 2020, with the latest revisions dated April 21, 2021.
- A plan of survey consisting of one (1) sheet prepared by Richard S. Zinn, P.L.S. of Brunswick West, Inc., dated December 1, 2016, 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 316 Ocean Park Avenue (Lot 24, Block 23) with a total area of 2,500 square feet. The lot is rectangular in shape and measures 25 feet in width by 100 feet in depth.
- B. The existing lot contains a two-story framed dwelling with a covered front porch, and shared shed.
- C. The Applicant is proposing a two-story addition to the rear of the existing dwelling.

2. **Zoning and Land Use**

- A. The property is located in the R-1 Residential Single-Family Zone and the existing single-family dwelling is a permitted principal use in this zone.

- B. The proposed improvements require Board Approval for variances on building coverage, minimum distance between structures, and others described in this report. The property and structures have existing non-conformities with lot area, lot width, side and rear yard setback to the accessory structure, and others as described in this report.

3. **Variances and Waivers**

- A. 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)(a), the minimum lot area is 5,000 square feet. The existing lot area is 2,500 square feet, which represents an existing non-conformity.
- 2) In accordance with Section 450-26.D.(1)(b), the minimum lot width permitted is 50 feet. The existing lot width is 25 feet, which represents an existing non-conformity.
- 3) In accordance with Section 450-26.D(1)(d), the minimum front yard setback permitted for a street east to west (Ocean Park Avenue) is 25 feet and for a street running 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. 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 Applicant indicates a front yard setback of 14.7 feet to the dwelling and inches for the front porch. Both of these front yard setbacks represent an existing non-conformity.

- 4) In accordance with Section 450-26.D.(1)(e), the minimum side yard setback permitted is 5 feet and 10 feet. For lots not meeting the minimum lot width requirement that exists shall be 10% (2.5 feet and 20% (5 feet) of the lot width. The proposed east side yard setback to the addition is 5.0 feet, which conforms. The proposed west side yard setback to the addition is 3.5 feet, which conforms.

- 5) In accordance with Section 450-26.D.(1)(h), the maximum building coverage permitted is 35%. The Applicant is proposing a building coverage of 41.2%. **A variance is required.**
 - 6) In accordance with Section 450-26.D.(1)(i), the maximum impervious coverage permitted is 60%. The Applicant is proposing an impervious coverage of 58%, which conforms.
 - 7) In accordance with Section 450-26.D.(1)(j), the minimum off-street parking permitted is two spaces per dwelling. The Applicant should provide testimony on existing off-street parking.
 - 8) In accordance with Section 450-26.D.(1)(k), the minimum side yard setback permitted to an accessory structure is 5 feet. The existing west side yard setback to the shared shed is zero (0) feet, which represents an existing non-conformity. The existing east side yard setback to the shared shed is 17.5 feet, which conforms.
 - 9) In accordance with Section 450-26.D.(1)(l), the minimum rear yard setback permitted to an accessory structure is 5 feet. The existing rear yard setback to the shared shed is 3.5 feet, which represents an existing non-conformity.
 - 10) In accordance with Section 450-26.D.(1)(m), the minimum distance from primary structure to an accessory structure is 20 feet. The Applicant is proposing distance of 13 feet from the proposed primary structure to the shared shed. **A variance is required.**
- B. In accordance with Section 450-26.E.(2), the living space of single-family dwelling on lots that are either less than 4,000 square feet or less than 40 feet of frontage shall not exceed two-stories and 30 feet in height. The Applicant is proposing to match the existing dwelling height. The Applicant is proposing a building height of 26.65 feet, which complies. The Applicant indicates a two-story addition, which complies. However, a dormer is proposed as part of the addition. The Applicant should provide testimony on the reason for the dormer.

4. **General Comments**

- A. 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.
- B. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- C. The Applicant should provide information that taxes are currently paid.

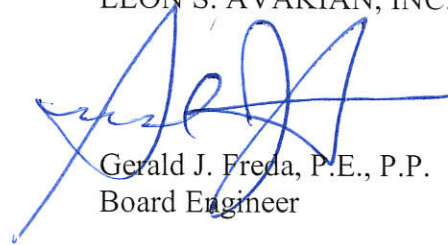
- D. The Applicant shall secure any and all construction permits needed for the project.

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 Armour, Board Secretary
Mark Kitrick, Esq., Board Attorney
Jeffrey P. Beekman, Esq., Applicant's Attorney
David H. Feldman, AIA, Applicant's Architect
BB/BA/21/21-06