

May 7, 2021

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

**Re: 401 Main Street  
Block 58, Lot 10  
Borough of Bradley Beach  
Our File BBBA 21- 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 aerial photograph of all structures within 200 feet of the site.
- A survey indicated the proposed conditions.
- A picture of 2020 Tent at Rare Restaurant.
- A side building elevation with the proposed awnings retracted.
- A side building elevation with the proposed awnings extended.
- A detail of the mechanical awnings.
- An aerial photograph of 600 Main Street.
- An aerial photograph of 420 Main Street.

The application has been deemed complete. We have reviewed the plans to determine if they conform with the requirements of the Borough Ordinance and report as follows:

1. **Project Description**

- A. The property is located on the northwest corner of Main Street and Fourth Avenue, with a total lot area of 2,822 square feet.
- B. The existing lot contains a three-story mix use building.
- C. The Applicant is proposing two (2) retractable awnings on the Fourth Avenue side of the building.

2. **Zoning and Land Use**

- A. The property is located in the General Business West Zone, which the existing three-story building with ground floor consisting of commercial use and the second and third floors consisting of residential use. The mix use building is a permitted use.
- B. The proposed improvements require Board approval on a variance for awning projection, and others described in this report.

3. **Variations and Waivers**

- A. An analysis of bulk requirements of the General Business West Zone for yard area and building are as follows:

<b>Bulk Requirements</b>	<b>Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Minimum Lot Area	5,000 sf.	2,822 sf. (NC)	No Change
Minimum Lot Width	50 ft.	40 ft. (NC)	No Change
Minimum Lot Depth	100 ft.	70.70 ft. (NC)	No Change
Minimum Front Yard Setback	0 ft.	0.11 ft. (Main Street)	No Change
		0.75 ft. (Fourth Avenue) Encroachment (NC)	No Change
Minimum Setback from Main Street Curb	12 ft.	11.5 ft. (NC)	No Change
Minimum Rear Yard Setback	10 ft.	10.17 ft.	No Change
Minimum Side Yard Setback	0 ft.	2.88 ft.	No Change
Maximum Building Height (ft.)	48 ft.	40 ft.	No Change
Maximum Building Height (Stories)	4	3	No Change
Maximum Building Coverage	90%	82%	No Change
Impervious Coverage	100%	94.5%	No Change

(NC) indicates an existing non-conformity

- 1) The lot and building have non-conformities with lot area, lot width, lot depth, front yard setback, and minimum setback from Main Street.
- 2) In accordance with Section 450-52A (Awnings), Awnings may be erected at street level, provided that they shall not extend more than five feet from the surface plane of the largest facade wall of the building to which it is to be attached and must be not less than 8 ½ feet above ground level. Awnings may contain graphics, including the name of the establishment covering not more than 10% of the surface area of the awning and may be illuminated from the rear. Awning graphics shall be limited to logos or symbols pertaining to the identification and shall not be used as advertising.

The Applicant is proposing two (2) retractable awnings on the south side of the building. The first awning, closest to Main Street is 23.5 feet long and projects 11.6 feet from the building with a minimum height above ground level of 8.5 feet. The second awning is 22.0 feet long and projects 11.6 feet from the building with a minimum height above ground level of 8.5 feet. **A variance is required for both awnings which project more than 5 feet from the building.**

4. **Site Plan**

- A. The Applicant should provide testimony on hours the outdoor dining will be used, and whether the area will be used year-round or seasonal.
- B. The Applicant should provide testimony on whether awnings will be retracted at the end of business hours.
- C. The Applicant should provide testimony on how many tables and chairs will be proposed under the awnings.
- D. The Applicant should provide testimony on whether music or entertainment is to be provided for the outdoor area.
- E. The Applicant indicates the two (2) retractable awnings will not restrict any pedestrian traffic. The Applicant should provide testimony on the distances between the awning and the tree wall, and the awning and the traffic control boxes.
- F. The Applicant should provide testimony on whether fencing or potted plants are proposed around the perimeter of the proposed awning area.
- G. It appears the existing bike racks are under the proposed awnings. The Applicant should provide testimony on location of the bike racks.

5. **General Comments**

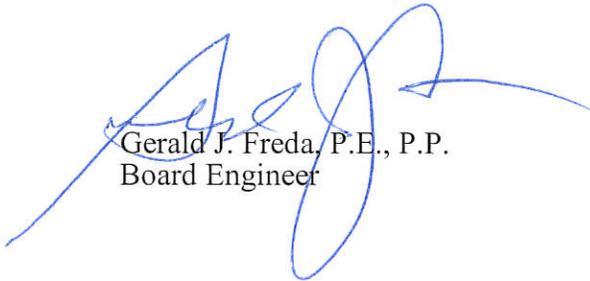
- A. The Applicant should provide information that taxes are currently paid.
- B. The Applicant shall secure any, and all construction permits needed for the project.
- C. Performance Guarantees & Inspection Fees to be posted per the Borough Ordinance.

Our office reserves the right to provide additional comments upon receipt of revised plans.

If you have any questions, or require any 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 J. Coan, Applicant

BB/PB/21/21-