

LEON S. AVAKIAN, INC. *Consulting Engineers*

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September 9, 2020

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

**Re: Isgett Residence  
Block 35, Lot 25  
412 LaReine Avenue  
Our File BBBA 20-16**

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:

- A plot plan consisting of one (1) sheet prepared by Daniel W. Caruso, P.E. of Landmark Surveying and Engineering, Inc., dated February 18, 2020, with the latest revisions dated July 7, 2020.
- A boundary and topography survey consisting of one (1) sheet prepared by Zenon T. Grybowski, P.L.S., P.P., of Landmark Surveying and Engineering, Inc., dated January 24, 2020, with no revisions.
- A front yard setback survey consisting of one (1) sheet prepared by Zenon T. Grybowski, P.L.S., P.P., of Landmark Surveying and Engineering, Inc., dated August 27, 2019, with no revisions.
- An architectural plan consisting of three (3) sheets prepared by Eric Kiellar, A.I.A., of Blueline Architecture, LLC, dated June 16, 2020, with no revisions.

The Applicant is appealing the Zoning Officer's determination that the improvements to a non-conforming lot with the proposed covered porch at the rear of the dwelling will require Board approval. Should the Board affirm the Zoning Officer's decision, the Applicant will be requesting approval from the Board for the proposed improvements.

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 412 LaReine Avenue (Lot 25, Block 35) with a total area of 4,704 square feet.
- B. The lot has an existing one-story framed dwelling with a covered front porch.
- C. The Applicant is removing the existing dwelling and proposing a 2 ½-story single family dwelling with a covered front porch.

2. **Zoning and Land Use**

- A. The property is located in the R-1 Residential Single-Family Zone and single-family dwelling is a permitted principal use in this zone.
- B. The property has non-conformities with the lot area and lot width. The Applicant requires Board approval for the development of a non-conforming lot and variances for the covered porch at the rear of the dwelling.

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 Section 450-13.A, an open unscreened entrance porch leading to the basement, cellar, or first floor, projecting not more than 8 feet in depth into a required front yard area and not exceeding the width of the existing or proposed structure. The average setback was provided by the Applicant and is 12.75 feet. The Applicant is proposing a front yard setback of 14.16 feet, which conforms.
  - 2) In Section 450-13.E, an open and uncovered and unroofed deck or patio, not more than 3 feet above ground level may extend into a required side or rear yard to within 5 feet of the side or rear property line. The Applicant is proposing a roofed porch to the rear of the dwelling. The roof over the porch is not permitted. **A variance is required.**
  - 3) The Applicant is proposing a covered second floor balcony. The Borough does not have a definition for balcony/covered balcony or if it is permitted on the second floor. Testimony should be provided for the balcony at the front of the dwelling.

- B. In accordance with 450-26.D, area, yard and building requirements, the following variances or existing non-conformities are required:
- 1) In accordance with Section 450-26.D.(1)(a), the minimum lot area permitted per the zoned district is 5,000 square feet. The existing lot area is 4,704 square feet, which represents an existing non-conformity. The improvements to a non-conforming lot requires Board approval.
  - 2) In accordance with Section 450-26.D.(1)(b), the minimum lot width permitted per the zoned district is 50 feet. The existing lot width is 25 feet, which represents an existing non-conformity. The improvements to a non-conforming lot requires Board approval.
  - 3) In accordance with Section 450-26.D.(1)(d), the minimum front yard setback permitted for a street running east to west (LaReine Avenue) is 25 feet and for a street running north to south is 15 feet, or a 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 has provided the average setback, which is 20.54 feet. The Applicant is proposing a front yard setback of 20.96 feet to the balcony and 22.33 feet to the dwelling. Both of the front yard setbacks conform, to the balcony and the dwelling.
  - 4) In accordance with Section 450-26.D.(1)(h), the maximum building coverage permitted per the zoned district is 35%. The Applicant is proposing building coverage of 34.56%, which conforms.
  - 5) In accordance with Section 450-26.D.(1)(i), the maximum impervious coverage permitted per the zoned district is 60%. The Applicant is proposing an impervious coverage of 55.55%, which conforms.

4. **General Comments**

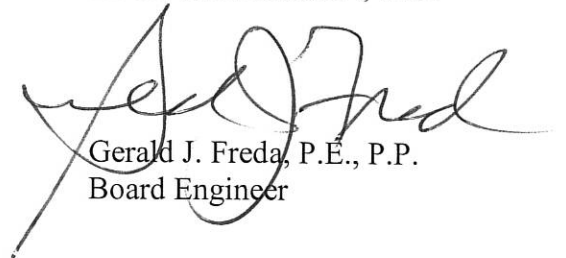
- A. The Applicant should provide a grading plan prior to any construction permits.
- B. A General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced, as it is in poor condition.
- C. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- D. The Applicant should provide information that taxes are currently paid.
- E. 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  
Eric Kiellar, A.I.A., Applicant's Architect  
Daniel W. Caruso, P.E., Applicant's Engineer

BB/BA/20/20-16