

March 6, 2020

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

**Re: Smith & Price Residence
Block 49, Lot 13
505 Central Avenue
Our File BBBA 20-04**

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 two (2) sheets prepared by Richard Villano, AIA of Architect Richard Villano, LLC, dated September 19, 2019, with no revisions.
- A front yard setback plan consisting of one (1) sheet, prepared by Charles Surmonte, P.E. & P.L.S., dated January 8, 2020, with no revisions.
- A survey of property consisting of one (1) sheet prepared by Charles Surmonte, P.E. & P.L.S., dated June 21, 2010, 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 505 Central Avenue (Lot 13, Block 49) with a total area of 2,000 square feet.
- B. The existing lot contains a two-story dwelling with a covered front porch, driveway, and paver patio.
- C. The Applicant is removing a one-story portion of the dwelling on the south side of the dwelling and proposing a two-story addition on the south side.

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 Applicant requires Board approval for the development of a non-conforming lot and variances for side and rear yard setbacks, building coverage, impervious coverage 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 the Section 450-26.D(1)(a), the minimum lot area is 5,000 square feet. The existing lot area is 2,000.4 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 is 50 feet. The existing lot width is 40 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)(c), the minimum lot depth is 100 feet. The existing lot depth is 50.0 feet, which represents an existing non-conformity. The improvements to a non-conforming lot requires Board approval.
 - 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 requirements that exist, the side yard setback should be 10% (4.0 feet) and 20% (8.0 feet) of the lot width. The existing north side yard setback is 1.8 feet, which represents an existing non-conformity. The Applicant is proposing a south side yard setback of 5.9 feet to the two-story addition. **A variance is required.**

- 5) 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. For this lot the permitted rear yard setback is 12.5 feet. The existing rear yard setback is 1.7 feet, which represents an existing non-conformity. The Applicant is proposing a rear yard setback of 3.1 feet of the two-story addition. **A variance is required.**
 - 6) In accordance with Section 450-26.D(1)(h), the maximum building coverage permitted is 35%. The existing building coverage of 43.5% which represents an existing non-conformity. The Applicant is proposing a building coverage of 46.6%. **A variance is required.**
 - 7) In accordance with Section 450-26.D(1)(i), the maximum impervious coverage permitted is 60%. The existing impervious coverage is 65.9%, which represents an existing non-conformity. The Applicant is proposing an impervious coverage of 67.6%. **A variance is required.**
 - 8) In accordance with Section 450-26.D.(1)(j), the minimum off-street parking is two (2) spaces per dwelling unit. The property has one off-street parking space, which represents an existing non-conformity.
- B. 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(2), curb cuts shall be a maximum of 12 feet in width. The existing curb cut of 13 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 of 11 feet in width at the property line and 13 feet in width at the curb line. Both of these widths represent an existing non-conformity.
 - 2) 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 driveway length is 18 feet, which represents an existing non-conformity.

4. **General Comments**

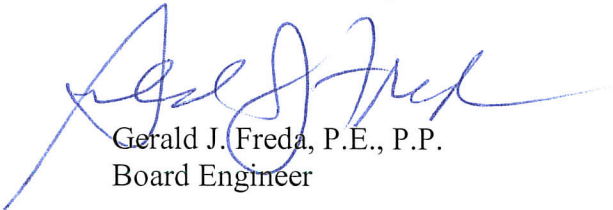
- A. The Applicant should provide testimony on the encroachment of the air conditioner condenser unit onto the adjacent property.
- B. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- C. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- 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: Kristite Dickert, Board Secretary
Mark Kitrick, Esq. Board Attorney
Richard Villano, AIA, Applicant's Architect
BB/BA/20/20-04a