

March 8, 2021

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

**Re: Younghams Residence
Block 7, Lot 6
506 Newark Avenue
Borough of Bradley Beach
Our File BBBA 21-02**

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 survey of property consisting of one (1) sheet prepared by Charles Surmonte, P.E. & P.L.S., dated January 15, 2021, with no revisions.
- An architectural plan consisting of four (4) sheets prepared by Michael J. Moss, R.A. of Moss Architecture, LLC, dated October 26, 2018, with the latest revisions dated February 2, 2021.

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 506 Newark Avenue (Lot 6, Block 7) with a total area of 4,430 square feet.
 - B. The lot has an existing two-story framed dwelling with a covered front porch.
 - C. The Applicant is renovating the existing dwelling and with a proposed two-story addition.

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 existing dwelling has existing non-conformities with front and side yard setbacks, and the shed has existing non-conformities with side and rear yard setbacks. The Applicant requires Board approval for the development of a non-conforming lot and structure.

3. **Variances and Waivers**

- A. In accordance with Section 450-13.A, an opened with 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 existing front yard setback to the porch is 5.1 feet, which represents an existing non-conformity.
- 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 4,430 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 41.40 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)(d), the minimum front yard setback permitted for a street running east to west (Newark 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 not provided the average setback.

The existing front yard setback is 12.0 feet, which represents an existing non-conformity. The Applicant is proposing a front yard setback of 25.5 feet, to the addition, which conforms.

- 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% (4.14 feet and 20% (8.28 feet) of the lot width.

The existing west side yard setback is 0.4 feet, which represents an existing non-conformity. The existing east side yard setback is 20.7 feet, which conforms.

The Applicant is proposing a west side yard setback of 5 feet to the addition and an east side yard setback of 8.5 feet to the addition. Both of these setbacks are conforming.

- 5) 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 29.9%, which conforms. The Applicant should provide supporting calculations on the plan.
- 6) 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 49.7%, which conforms. The Applicant should provide supporting calculations on the plan.
- 7) In accordance with Section 450-26.D.(1)(k), the minimum side yard setback permitted for the shed is 5 feet. The existing side yard setback to the shed is 1.5 feet, which represents an existing non-conformity.
- 8) In accordance with Section 450-26.D.(1)(l), the minimum rear yard setback permitted for the shed is 5 feet. The existing rear yard setback to the shed is approximately 2 feet, which represents an existing non-conformity.

4. **General Comments**

- A. The Applicant is removing the stone in the yard and replacing it with topsoil and seed. A grading plan should be provided to show the property does not have any drainage problems or does not direct stormwater onto adjacent properties. This plan should be submitted prior to any construction permits.

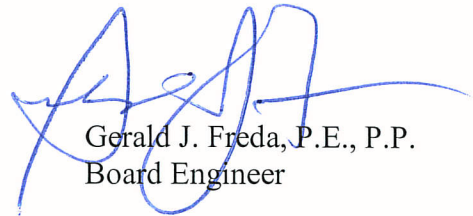
- B. A General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced, as it is in poor condition.
- C. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- D. The Applicant 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
Michael J. Moss, R.A., Applicant's Architect
Charles Surmonte, P.E., Applicant's Surveyor

BB/BA/21/21-02a