

October 8, 2021

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

**Re: Rann Residence  
Block 49, Lot 12  
507 Central Avenue  
Borough of Bradley Beach  
Our File BBBA 21-10**

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 Richard Villano, LLC, AIA, dated June 8, 2021, 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 507 Central Avenue (Lot 12, Block 49) 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, rear deck and rear patio.
- C. The Applicant is proposing a one-story addition to the rear of the existing dwelling and removal of the rear deck and rear patio.

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 side yard setback, building coverage, and others described in this report. The property and structures have existing non-conformities with lot area, lot width, front yard setback, 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 permitted per the zoned district 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 per the zoned district 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 is 25 feet and for a street running north to south (Central Avenue) 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 existing front yard setback to the dwelling is 12.2 feet, which represents an existing non-conformity. The existing front yard setback to the front porch is 4.6 feet, which represents an existing non-conformity.

- 4) In accordance with Section 450-26.D.(1)(e), the minimum side yard setback permitted per the zoned district 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% (5.0 feet) of the lot width. The existing south side yard setback is 0.5 feet, which represents an existing non-conformity. The existing north side yard setback is 2.4 feet, which represents an existing non-conformity. The Applicant is proposing a south side yard setback of 1.69 feet to the rear addition. **A variance is required.** The Applicant is proposing a north side yard setback of 2.4 feet, which is an expansion of an existing non-conformity. **A variance is required.**
- 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 a building coverage of 42.6%. **A variance is required.**
- 6) In accordance with Section 450-26.D.(1)(i), the maximum impervious coverage permitted is 60%. The existing impervious coverage is 86.7%, which represents an existing non-conformity. The Applicant is proposing to reduce the impervious coverage to 52.7%, 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.

4. **General Comments**

- A. The Applicant should provide a current survey of property which is signed and sealed by a New Jersey licensed surveyor.
- B. 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.
- 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  
Richard Villano, AIA, Applicant's Architect  
Mark Rann, Applicant

BB/BA/21/21-10