

November 13, 2020

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

**Re: Lee Residence  
Block 21, Lot 5  
507 Park Place Avenue  
Our File BBBA 20-21**

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 nine (9) sheets prepared by Alec P. Shissias, R.A., R.L.A. of Shissias Design + Development, dated May 12, 2020, with no revisions.
- A survey consisting of one (1) sheet prepared by Charles Surmonte, P.E. & P.L.S., dated May 4, 2020, with no revisions.
- A front yard setback plan consisting of one (1) sheet prepared by Charles Surmonte, P.E. & P.L.S., dated August 14, 2020, 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 Park Place Avenue (Lot 5, Block 21) with a total area of 5,000 square feet.
- B. The plan indicates an existing two- and one-half story dwelling. The plans did not show an existing half story floor plan. The Applicant should provide testimony on the number of existing stories.

- C. The site plan indicates a proposed two-and one-half story addition with covered porch and new driveway. The plans did not show the proposed half story floor plan. The Applicant should provide testimony on the number of proposed stories.

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 proposed improvements require Board Approval for variances for covered porch, distances between structures, and others described in this report.

3. **Variances and Waivers**

- A. In accordance with 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.**
- B. 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)(d), the minimum front yard setback permitted for a street east to west (Fourth Avenue) is 25 feet and for a street running north to south 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 has provided a plan prepared by a New Jersey licensed surveyor showing the front yard setback of the existing adjacent dwellings. The plan did not show the calculation for the average front yard setback to the dwellings. Our office calculated an average front yard setback of 14.5 feet. The Applicant shall provide the supporting calculation of the average front yard setback

to the dwelling. Our average alignment calculation excluded lots 1 and 8, as they are not representative of the average alignment.

The existing front yard setback is 14.5 feet, which conforms. Our office calculated a proposed front yard setback of 31.5 feet to the addition, which conforms.

Our office calculated an average front yard setback of 8.64 feet to the porches. Our average alignment calculation excluded lots 1 and 8, as they are not representative of the average alignment. The Applicant shall provide the supporting calculation of the average front yard setback to the porches. The existing front yard setback to the porch is 9 feet, which conforms. The Applicant is proposing a front yard setback of 9.0 feet to the porch addition, which conforms.

- 2) In accordance with Section 450-26.D.(1)(e), the minimum side yard setback permitted is 5 feet and 10 feet. The existing side yard setback is 2.3 feet on the west side and 30.9 feet on the east side. The west side yard setback represents an existing non-conformity. The Applicant is proposing the addition to the east side of the existing dwelling. The proposed east side yard setback is 14.4 feet, which conforms.
- 3) In accordance with Section 450-26.D.(1)(l), the minimum rear yard setback (accessory structure) is 5 feet. The existing rear yard setback for the garage is 2.4 feet, which represent an existing non-conformity.
- 4) In accordance with Section 450-26.D.(1)(m), the minimum distance from primary structure is 20 feet. The distance between the proposed principal dwelling and the existing garage is 18.4 feet. **A variance is required.**

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 planting area between the sidewalk and curb must remain natural grass.
- C. 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.
- D. The Applicant should provide information that taxes are currently paid.

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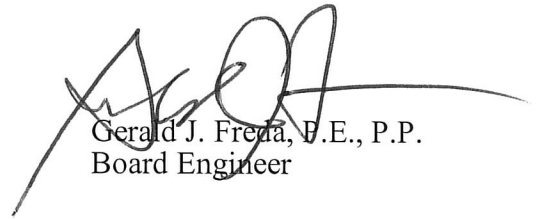
- E. The Applicant shall secure any and all construction permits needed for the project.
- F. Provide testimony on the use of the garage.
- G. As a condition of approval, the Applicant should provide a grading plan.

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, F.E., P.P.  
Board Engineer

DMH:mfl

cc: Kristie Dickert, Board Secretary  
Mark Kitrick, Esq., Board Attorney  
Alec P. Shissias, R.A., Applicant's Architect  
Charles Surmonte, P.E. & P.L.S., Applicant's Engineer and Surveyor  
Richard & Michelle Lee, Applicant

BB/BA/20/20-21