

October 5, 2020

Revised October 19, 2020

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

**Re: Caponegro Residence
Block 56, Lot 15
510 Fourth Avenue
Our File BBBA 20-19**

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 four (4) sheets prepared by Stephen J. Carlidge, AIA of Shore Point Architecture, P.A., dated June 9, 2020, with the latest revisions dated August 3, 2020.
- A survey consisting of one (1) sheet prepared by John W. McCord, Sr., P.L.S. of Polaris Survey and Design, dated March 9, 2018, with no revisions.
- A survey of the front yard setback consisting of one (1) sheet prepared by John W. McCord, Sr., P.L.S. of Polaris Survey and Design, dated July 12, 2020, with the latest revisions dated July 14, 2020.

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:

Additional comments are noted in bold italic type. Our original review comments remain as noted in the letter dated October 5, 2020.

1. **Property Description**

- A. The property is located at house number 510 Fourth Avenue (Lot 15, Block 56) with a total area of 7,500 square feet.

- B. The existing lot contains a one and a half story dwelling with a garage apartment.
- C. The Applicant is proposing a second-floor addition with a half story above.

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 with the side yard setback, impervious coverage, and others described in this report.

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.B, an open uncovered or unroofed deck leading to the second floor, directly above the open unscreened porch, also not projecting more than 8 feet in depth into the required front yard and not exceeding the width of the existing or proposed structure. Said porch or deck will have open rails or spindles and can be cantilevered with no retractable awnings or pressure treated flooring or railings. The proposed second floor open unscreened porch complies with the front setback requirements. The Applicant is proposing a CPVC railing system with glass infill panels. **A variance is required for this type of railing system.**
 - 2) In Section 450-13.F, ordinary projections, cornices, eaves, gutters, sills, belt courses, chimneys, flues, buttresses, and ornamental features may project not more than 24-inches into any required yard area. The Applicant is proposing eaves and chimney in the side yard area. The proposed eave is setback 0.7 feet from the west side property line. **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 NJ licensed surveyor showing the front yard setback of the existing adjacent dwellings. The plan did not show the calculation for front yard setback to the dwelling. Our office calculated an average front yard setback of 24.59 feet. The Applicant shall provide the calculation of the front yard setback to the dwelling.

The existing front yard setback is 24.7 feet, which conforms. The Applicant is proposing a front yard setback of 24.7 feet to the 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 2.5 feet on the west side and 10.9 feet on the east side. The west side yard setback represents an existing non-conformity. The Applicant is proposing the addition to have a side yard setback of 2.5 feet on the west side and 10.9 feet on the east side. The proposed west side yard setback is an expansion of an existing non-conformity. **A variance is required.**

- 3) In accordance with Section 450-26.D.(1)(g), the minimum building height is 35 feet and 2 ½ stories. The Applicant is proposing 2 ½ stories, which complies. The plan indicates a building height of 29.9 feet from the first-floor subfloor. Building height is the vertical distance measured from the average finished grade surrounding the building to the highest point of the roof. Unnatural and/or structural alterations to the topography of a property to achieve a greater peak elevation of a structure shall not be permitted.

The Applicant should provide the building height from the average finish grade surrounding the house.

4) In accordance with Section 450-26.D.(1)(i), the maximum impervious coverage permitted is 60% of the lot. The existing impervious coverage is 67.1%, which represents an existing non-conformity. ***The Applicant is proposing an impervious coverage of 67.7%. A variance is required.***

5) In accordance with Section 450-26.D.(1)(i), the minimum off-street parking is two (2) spaces per dwelling unit. The Applicant should provide testimony on the number of off-street parking spaces that exist.

Also, garage apartments require a minimum number of two (2) internal parking spaces. The Applicant should provide testimony on the number of internal parking spaces.

6) In accordance with Section 450-26.D.(1)(k), the minimum side yard setback (accessory structure) is 5 feet. The existing east side yard setback for the garage apartment is 4.5 feet, which represent an existing non-conformity.

The existing west side yard setback for the shed is 3.5 feet, which represents an existing non-conformity.

7) In accordance with Section 450-26.D.(1)(m), the minimum distance from primary structure is 20 feet. The distance between the principal dwelling and existing outdoor kitchen is less than 20 feet, which represent an existing non-conformity.

4. **General Comments**

A. In order to promote groundwater recharge, we recommend all roof leaders be connected in an underground recharge system or drywell structure.

B. The Applicant should provide drainage calculations, soil log, and a permeability test if any underground system or drywell structure is proposed.

C. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.

D. 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.

E. The Applicant should provide information that taxes are currently paid.

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F. 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
Stephen J. Carlidge, AIA, Applicant's Architect
John W. McCord, Sr., P.L.S., Applicant's Surveyor
Frank Caponegro and Stacey Pelliccio, Applicant

BB/BA/20/20-19a