

September 9, 2021

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

**Re: O'Neill Residence  
Block 20, Lot 10  
602 Ocean Park Avenue  
Borough of Bradley Beach  
Our File BBBA 21-08**

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 three (3) sheets prepared by Michael J. Moss, AIA of Moss Architecture, LLC, dated March 1, 2021, with the latest revisions dated June 30, 2021.
- A survey of lands consisting of one (1) sheet prepared by Paul K. Lynch, P.L.S., dated February 19, 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 602 Ocean Park Avenue (Lot 10, Block 20) with a total area of 2,100 square feet. The lot is rectangular in shape and measures 21 feet in width by 100 feet in depth.
- B. The existing lot contains a two-story framed dwelling with a covered front porch, and masonry rear patio.
- C. The Applicant is proposing a one-story addition to the rear of the existing dwelling, cantilevered additions to the second floor, ½ -story addition and new front porch with an above open deck.

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 front yard setback, side yard setback, building coverage, number of stories, and others described in this report. The property and structures have existing non-conformities with lot area, lot width, 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 is 5,000 square feet. The existing lot area is 2,100 square feet, which represents an existing non-conformity.
  - 2) In accordance with Section 450-26.D.(1)(b), the minimum lot width permitted is 50 feet. The existing lot width is 21 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 (Ocean Park 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 did provide the average front yard setback. The average front yard setback to the dwelling wall is 17.11 feet and the average front yard setback to the porch is 9.91 feet. The Applicant is proposing a front yard setback is 17.2 feet to the second-floor cantilevered addition, which conforms. The Applicant is proposing a front yard setback of 9.5 feet to the covered front porch with open deck above. **A variance is required.**

- 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% (2.1 feet) and 20% (4.2 feet) of the lot width. The existing east side yard setback is 1.64 feet, which represents an existing non-conformity. The existing west side yard setback is 5.19 feet, which conforms. The Applicant is proposing an east side yard setback of 1.64 feet to the one-story addition at the rear of the dwelling, which is an expansion of an existing non-conformity. **A variance is required.**

The Applicant is proposing a west side yard setback of 4.33 feet to the two-story cantilevered addition, which conforms.

- 5) In accordance with Section 450-26.D.(1)(h), the maximum building coverage permitted is 35%. The Applicant is proposing a building coverage of 36.7%. **A variance is required.**
- 6) In accordance with Section 450-26.D.(1)(i), the maximum impervious coverage permitted is 60%. The Applicant is proposing an impervious coverage of 60%, 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.
- 8) In accordance with Section 450-26.D.(1)(k), the minimum side yard setback permitted to an accessory structure is 5 feet. The existing west side yard setback to the jacuzzi is inches, which represents an existing non-conformity. The existing east side yard setback to the jacuzzi is over 5 feet, which conforms.
- 9) In accordance with Section 450-26.D.(1)(l), the minimum rear yard setback permitted to an accessory structure is 5 feet. The existing rear yard setback to the jacuzzi is inches, which represents an existing non-conformity.

- B. In accordance with Section 450-26.E.(2), the living space of single-family dwelling on lots that are either less than 4,000 square feet or less than 40 feet of frontage shall not exceed two-stories and 30 feet in height. The Applicant is proposing to match the existing dwelling height. The Applicant is proposing a building height of 29.75 feet, which complies. The zoning table indicates two-stories, which complies. However, an attic space above the second floor, which is not allowed. **A variance is required.**

4. **General Comments**

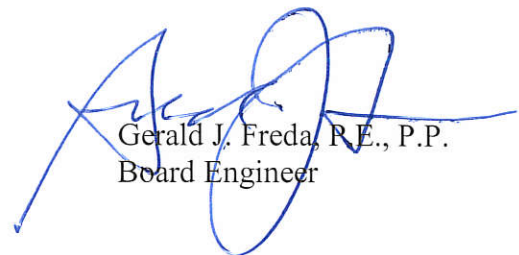
- A. A General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced, if found in poor condition.
- B. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- C. The Applicant should provide information that taxes are currently paid.
- D. 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, R.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, AIA, Applicant's Architect

BB/BA/21/21-08