

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

LEON S. AVAKIAN, P.E., P.L.S. (1953-2004)  
PETER R. AVAKIAN, P.E., P.L.S., P.P.  
MEHRYAR SHAFAI, P.E., P.P.  
GREGORY S. BLASH, P.E., P.P.  
LOUIS J. LOBOSCO, P.E., P.P.  
GERALD J. FREDA, P.E., P.P.  
RICHARD PICATAGI, L.L.A., P.P.  
JENNIFER C. BEAHM, P.P., AICP  
CHRISTINE L. BELL, P.P., AICP  
SAMUEL J. AVAKIAN, P.E.

May 13, 2020

Borough of Bradley Beach  
Zoning Board of Adjustment  
701 Main Street  
Bradley Beach, N.J. 07720

**Re: Makkay Residence  
Block 20, Lot 7  
603 Park Place Avenue  
Our File BBBA 20-10**

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 three (3) sheets prepared by Daniel Fortunato, R.A. of Fortunato Architect, P.A., dated March 4, 2019, with the latest revisions dated March 10, 2020. This plan was not signed or sealed by the person preparing the plan.
- A survey of property consisting of one (1) sheet prepared by Andrew A. Schmidt of Schmidt Surveying dated December 3, 2018, with no revisions. This plan is not to scale.

This application is 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. **Project Description**

- A. The property is located at house number 603 Park Place Avenue (Lot 7, Block 20) with a total area of approximately 5,000 square feet.
- B. The existing lot contains a 2-story single family dwelling with a covered front porch and driveway.

- C. The Applicant is proposing an addition to the front of the dwelling and a new front porch with an open uncovered deck leading to the second floor. Also, a covered porch at the rear of the dwelling.

2. **Zoning and Land Use**

- A. The property is located in the R-1 Residential Single-Family Zone and a single-family dwelling is a permitted principal use in this zone.
- B. The proposed improvements require Board Approval for variances on front and side yard setbacks, building coverage, and others as 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.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 average setback was not provided by the Applicant, so the permitted setback is 17 feet. The existing porch has a front yard setback of 11.0 feet, which is an existing non-conformity. The Applicant is proposing a front yard setback of 9 feet. **A variance is required.**
  - 2) 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. The permitted setback is 17 feet. The Applicant is proposing a front yard setback of 9 feet. **A variance is required.**
  - 3) In 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.**

The Applicant is proposing the covered porch 4 feet from the west side property line. **A variance is required.**

B. In accordance with 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 front yard depth shall be a minimum of 25 feet on east-west streets or the minimum depth of any front yard within the block and fronting on the same street on which the structure fronts. 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 setbacks for the dwellings or front porches. The existing front yard setback is 15.5 feet, which represents an existing non-conformity. The Applicant is proposing a small two-story addition to the front of the dwelling, which will square off the west side of the dwelling. The proposed addition scales approximately 15 feet from the front property line. **A variance is required.**
- 2) In accordance with Section 450.26.D.(1)(e), the minimum side yard setback permitted is 5 feet and 10 feet. The existing east side yard setback is 11.6 feet, which conforms. The Applicant is proposing a west side yard setback of 4.9 feet to the small two-story addition to the front of the dwelling and front porch. This is an expansion of an existing non-conformity, which **a variance is required.**
- 3) In accordance with Section 450.26.D.(1)(h), the maximum building coverage permitted is 35%. The Applicant indicates a proposed building coverage of 24.8%, which conforms. The Applicant indicates no change to the building coverage. The Applicant did not include the covered front and rear porches in the building coverage calculation. Our office calculates the proposed building coverage of 41.6%, which includes the covered front and rear porches. **A variance is required.**

4. **General Comments**

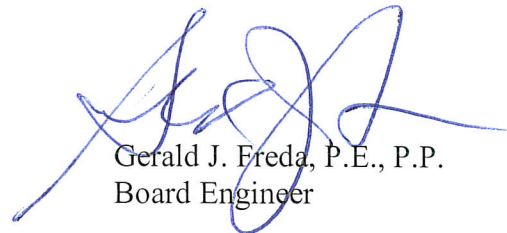
- A. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- B. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must be restored with natural grass turf.
- 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, P.E., P.P.  
Board Engineer

DMH:mfl

cc: Kristie Dickert, Board Secretary  
Mark Kitrick, Esq. Board Attorney  
Daniel Fortunato, R.A., Applicant's Architect  
Greg Makkay, Applicant

BB/BA/20/20-10a