

August 28, 2019

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

**Re: Riordan Residence
317 Newark Avenue
Block 16, Lot 3
Our File BBBA 19-10**

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:

- A plot plan consisting of one (1) sheet prepared by Mathew R. Wilder, P.E., of Morgan Engineering & Surveying, dated August 7, 2018, with the latest revisions dated February 20, 2019.
- An architectural plan consisting of five (5) sheets prepared by Daniel M. Condatore, R.A. of Monmouth Ocean Design Experts, dated March 23, 2018, with the latest revisions dated June 6, 2019.
- A survey of property consisting of one (1) sheet prepared by David J. Von Steenburg, P.L.S., of Morgan Engineering & Surveying, dated July 13, 2018, with the latest revisions dated February 19, 2019.

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 317 Newark Avenue (Lot 3, Block 16) with a total area of 4,750 square feet. The lot is rectangular in shape and measures 47.5 feet in width by 100 feet in depth.
- B. The existing lot contains a two-story framed dwelling with a covered front porch, paver patio and shed.

- C. The Applicant is proposing a second story addition to the west side of the existing dwelling and extending the existing covered porch.

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 location of air conditioning unit 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 450-13 permitted yard encroachments, the following variances or existing non-conformities are noted below:
 - 1) In accordance with Section 450-13.A., an open, unscreened entrance porch leading to the basement, cellar or first floor, projecting not more than eight feet in depth, not exceeding the width of the existing or proposed structure, not including steps, into a required front yard area, provided there is no side yard encroachment. If it is a wraparound porch, it will not encroach the side yard setback. Said front porch is to have open rails or spindles. The front porch encroaches 6.7 feet, which conforms.
 - 2) In accordance with Section 450-13.G., air conditioners, HVAC and other mechanicals shall not be permitted in the required area setbacks. The Applicant installed an air conditioner without obtaining a zoning permit. The air conditioner was installed with a side yard setback of 8.5 feet, whereas 10 feet is required. The air conditioner violates the side yard setback and **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)(a), the minimum lot area is 5,000 square feet. The existing lot area is 4,750 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 47.5 feet, which represents an existing non-conformity.

- 3) 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 has provided the calculations for the average front yard setback within the block which is 12.3 feet. The existing front yard setback is 15.5 feet, which conforms.
- 4) In accordance with Section 450.26.D.(1)(h), the maximum building coverage permitted is 35%. The Applicant indicates a proposed building coverage of 24.9%. Our office calculates the proposed building coverage is 27.3%, which includes the covered front porch and shed. The Applicant should provide testimony on the building coverage calculation.
- 5) In accordance with Section 450.26.D.(1)(i), the maximum impervious coverage permitted is 60%. The Applicant is proposing an impervious coverage of 40.5%, which conforms.
- 6) In accordance with Section 450-26.D(1)(j), the minimum off-street parking permitted is two spaces per dwelling. The property does not have off-street parking, but a driveway apron exists for this property. The Applicant should provide testimony on existing off-street parking.

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. The Applicant should provide information that taxes are currently paid.
- C. The Applicant shall secure any and all construction permits needed for the project.

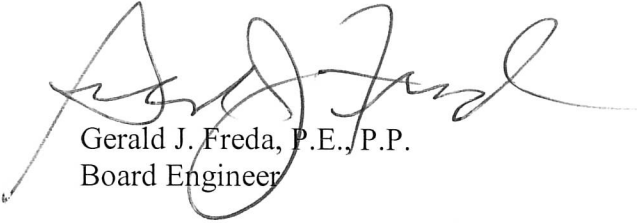
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Our office reserves the right to provide additional comments upon receipt of revised plans.

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
Thomas J. Hirsh, Esq., Applicant's Attorney
Daniel M. Condatore, R.A., Applicant's Architect
Mathew R. Wilder, P.E., Applicant's Engineer

BB/BA/19/19-10a