

May 22, 2019

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

**Re: Denardo Residence
Block 71, Lot 22
610 Evergreen Avenue
Our File: BBBA 19-05**

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 variance plan consisting of one (1) sheet prepared by Timothy P. Lurie, P.E., P.P., of D.W. Smith Associates, LLC, dated April 2, 2019, with the latest revisions dated April 26, 2019.
- A boundary and topographic survey consisting of one (1) sheet prepared by Thomas J. Murphy, P.L.S. of D.W. Smith Associates, LLC, dated July 11, 2017, with the latest revisions dated July 18, 2017.
- A foundation location survey consisting of one (1) sheet prepared by Thomas J. Murphy, P.L.S. of D.W. Smith Associates, LLC, dated July 11, 2017, with the latest revisions dated January 29, 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 610 Evergreen Avenue (Lot 22, Block 71) with a total area of 5,250 square feet. The lot is rectangular in shape and measures 35 feet in width by 150 feet in depth.
- B. The existing lot has a two-story framed currently under construction.
- C. The Applicant is proposing a second story deck to 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 building coverage, side yard setback to deck, deck height, and others described in this report. The property and structures have existing non-conformities with lot width, and others as described in this report.

3. **Variances and Waivers**

- A. In accordance with Section 450-13.E., an open uncovered and roofed deck or patio not more than 3 feet above ground level may extend into a required side and rear yard to within five feet of a side or rear property line. The Applicant is proposing a side yard setback of 3.7 feet from the west side lot line. **A variance is required.**

The Applicant is proposing a second story deck which is approximately 13.5 feet above ground level. **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)(b), the minimum lot width permitted is 50 feet. The existing lot width is 35 feet, which represents an existing non-conformity.
 - 2) In accordance with Section 450.26.D.(1)(h), the maximum building coverage permitted is 35%. The Applicant is proposing a building coverage of 37.8%. **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 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.

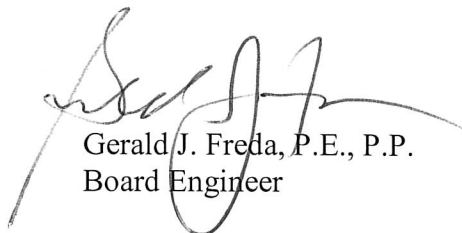
610 Evergreen Avenue
May 22, 2019
Page 3 of 3

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.

A handwritten signature in black ink, appearing to read 'Gerald J. Freda', with a large, stylized flourish extending to the right.

Gerald J. Freda, P.E., P.P.
Board Engineer

DMH:mfl

cc: Kristie Dickert, Board Secretary
Mark Kitrick, Esq., Board Attorney
Timothy P. Lurie, P.E., P.P., C.M.E., Applicant's Engineer
George Denardo, Applicant

BB/BA/19/19-05a