

June 5, 2018

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

**Re: Leiter Residence
Block 28, Lot 7
311 ½ Ocean Park Avenue
Our File BBBA 18-04**

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 six (6) sheets prepared by Frank D. Mileto, AIA of The Creative Minds Group, dated March 5, 2018, with no revisions.
- A survey of property consisting of one (1) sheet prepared by Zenon T. Grybowski, P.L.S. & P.P. of Landmark Surveying and Engineering, Inc., dated August 21, 2017, with no revisions.

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 311 ½ Ocean Park Avenue (Lot 7, Block 28) with a total area of 2,500 square feet. The lot is rectangular in shape and measures 25 feet in width by 100 feet in depth.
- B. The existing lot contains a two-story framed dwelling with a covered front porch, shared driveway, and shared garage.
- C. The Applicant is proposing a two-story addition to the rear of the existing dwelling.

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 building coverage, impervious coverage, minimum distance between structures, and others described in this report. The property and structures have existing non-conformities with lot area, lot width, side and rear yard setback to the accessory structure, 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 is 5,000 square feet. The existing lot area is 2,500 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 25 feet, which represents an existing non-conformity.
 - 3) 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% (2.5 feet and 20% (5 feet) of the lot width. The proposed east side yard setback to the addition is 5.06 feet, which conforms. The proposed west side yard setback to the addition is 3.13 feet, which conforms.
 - 4) In accordance with Section 450.26.D.(1)(h), the maximum building coverage permitted is 35%. The Applicant is proposing a building coverage of 49.2%. **A variance is required.**
 - 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 63.5%. **A variance is required.**
 - 6) 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.
 - 7) In accordance with Section 450-26.D.(1)(k), the minimum side yard setback permitted to an accessory structure is 5 feet. The existing east side yard setback to the shared garage is zero (0) feet, which represents an existing non-conformity. The existing west side yard setback to the shared garage is 13.98 feet, which conforms.

- 8) 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 shared garage is 1.76 feet, which represents an existing non-conformity.
- 9) In accordance with Section 450-26.D(1)(m.), the minimum distance from primary structure to an accessory structure is 20 feet. The Applicant is proposing distance of 13.82 feet from the proposed primary structure to the shared garage. **A variance is required.**

4. **General Comments**

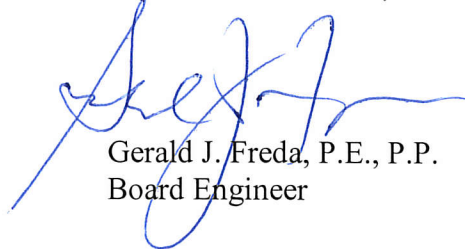
- A. In order to promote groundwater recharge, we recommend all roof leaders be connected in an underground recharge system or drywell structure.
- B. The Applicant should provide drainage calculations, soil log, and a permeability test if any underground system or drywell structure is proposed.
- C. 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.
- D. The Applicant should provide information that taxes are currently paid.
- E. 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 Armour, Board Secretary
Mark Kitrick, Esq. Board Attorney
Thomas J. Hirsh, Esq., Applicant's Attorney
Frank D. Mileto, AIA, Applicant's Architect
Andrew Leiter, Applicant

BB/BA/18/18-04