

October 5, 2020

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

**Re: Sznajderman Residence  
Block 88, Lot 16  
508 Bradley Boulevard  
Our File BBBA 20-15**

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 location plan consisting of one (1) sheet prepared by Silvia Varisco Residential Designer, dated July 20, 2020, with no revisions. This plan was not signed and sealed by the person that prepared the plan.
- A roofing plan consisting of two (2) sheets prepared by Silvia Varisco Residential Designer, dated June 25, 2020, with no revisions. This plan was not signed and sealed by the person that prepared the plan.
- A survey of property consisting of one (1) sheet prepared by Charles Surmonte, P.E. & P.L.S., dated February 26, 2020, 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 508 Bradley Boulevard (Lot 16, Block 88) with a total area of 5,346 square feet.
- B. The existing lot contains a two and a half story dwelling with a covered front porch and detached garage.

- C. The Applicant's application indicates the construction of an outdoor shower, but the roofing plan also indicates new air conditioning units located west of the dwelling.

2. **Zoning and Land Use**

- A. The property is located in the R-1 Residential Single-Family Zone. The existing single-family dwelling is a permitted principal use in this zone.
- B. The proposed improvements require Board Approval for variances with the minimum distance between structures, and others described in this report. The existing detached garage has non-conformities with side and rear yard setbacks. The existing driveway has a non-conformity with the side setback.

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)(h), the maximum building coverage permitted per the zoned district is 35% of the lot area. Our office calculates a proposed building coverage of 29.8%, which conforms. The Applicant should provide the calculation for building coverage.
  - 2) In accordance with Section 450-26.D(1)(i), the maximum impervious coverage permitted per the zoned district is 60% of the lot area. Our office calculates a proposed impervious coverage of 45.1%, which conforms. The Applicant should provide the calculation of impervious coverage.
  - 3) In accordance with Section 450-26.D(1)(k), the minimum side yard setback permitted to the garage (accessory structure) is 5 feet. The existing side yard setback to the garage is 2.4 feet, which represents an existing non-conformity.
  - 4) In accordance with Section 450-26.D(1)(l), the minimum rear yard setback permitted to the garage (accessory structure) 5 feet. The existing rear yard setback to the garage is 2.3 feet, which represents an existing non-conformity.

- 5) In accordance with Section 450-26.D(1)(m), the minimum distance between structures is 20 feet. The Applicant is proposing a distance of 12.67 feet between the proposed outdoor shower and the garage. **A variance is required.**
- D. In accordance with Section 450-41.A(1), Driveways and parking area shall be located a minimum of 3 feet from the side property line. The existing setback between the driveway and the east side property line is 2.0 feet, which represents an existing non-conformity.
- E. In accordance with Section 450-58.H, no use shall obstruct the natural ventilation of adjacent uses nor contaminate the air with excessive heat or odor. Further, no HVAC or mechanicals, which present with any type of exterior ventilation for properties which include new construction or residential additions shall require a five-foot setback. All other properties shall not be permitted to ventilate toward an adjacent use unless setback five feet from the property line(s), or constructed and maintained to deflect the ventilation 90° away from the adjacent use. The Applicant should provide testimony on the proposed air conditioning units on the west side of the dwelling and compliance with the above ordinance section.

4. **General Comments**

- A. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- B. 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.
- 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.

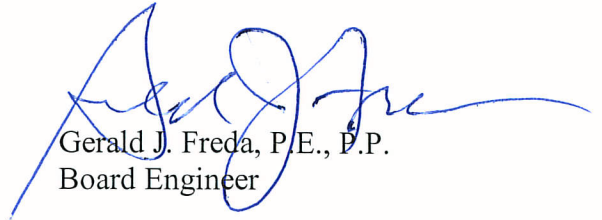
Our office reserves the right to provide additional comments upon receipt of revised plans.

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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  
Marc and Jeannette Sznajderman, Applicant  
BB/BA/20/20-15