

June 1, 2022

Borough of Bradley Beach  
Land Use Board  
701 Main Street  
Bradley Beach, NJ 07720

**Re: Rausch Residence  
Block 8, Lot 15  
1102 Fletcher Lake Avenue  
Borough of Bradley Beach  
Our File BBPB 22-07**

Dear Chairman and Board Members:

Our office has received an application submitted for Board review in connection with the above referenced project. Submitted with the application is the following:

- A copy of the survey of property consisting of one (1) sheet prepared by Ryan R. Harris, P.L.S., of Galiano, Harris & Associates, LLC, dated March 1, 2022, with no revisions. On this copy the homeowner has indicated the location of the proposed air conditioner and wall mounting.

This 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 1102 Fletcher Lake Avenue (Lot 15, Block 8) with a total area of 1,275 square feet.
- B. The existing lot contains a two-story single-family dwelling with rear patio.
- C. The Applicant is proposing to the HVAC equipment is the side yard.

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 use in this zone.

- B. The proposed improvements require Board Approval for variances on the side yard setback to the air conditioning unit and impervious coverage.

3. **Variances and Waivers**

- A. The existing lot has existing non-conformities with lot area, lot width and lot depth.
- B. The dwelling has existing non-conformities with front, side, and rear building setbacks, building coverage and impervious coverage.
- C. In accordance with Section 450-26.(d)(1)(i), the maximum impervious coverage permitted is 60% of the lot area. The existing impervious coverage is over 60%, which represent an existing non-conformity. The Applicant is increasing the impervious coverage by 6.25 square feet (0.49% of the lot area). This is deminimis but is an increase of a non-conformity. **A variance is required.**
- D. In accordance with Section 450-26.D.(1)(j), the minimum off-street parking permitted is two (2) spaces per dwelling. The existing property has no off-street parking, which represents an existing non-conformity. No off-street parking is being proposed. The Applicant should provide testimony.
- E. In accordance with Section 450-58.H, the minimum setback to HVAC or mechanical equipment is 5 feet. The Applicant is proposing a setback of 28 inches for the air conditioning unit from the north side lot line. **A variance is required.**

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.

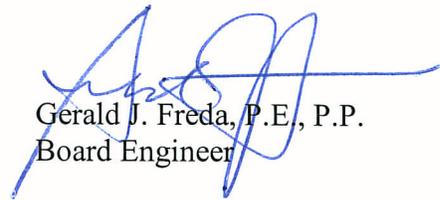
Our office reserves the right to provide additional comments upon receipt of revised plans.

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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  
Douglas Rausch, Applicant

BB/PB/22/22-07