

June 30, 2022

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

**Re: Bardis Residence
Block 80, Lot 24
26 Pacific Avenue
Borough of Bradley Beach
Our File BBPB 22-10**

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 are the following:

- An architectural plan consisting of three (3) sheets prepared by Mark Alessi, R.A. of Mark Alexander Alessi Architect, dated February 16, 2019, 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 May 18, 2019, with no revisions.

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 26 Pacific Avenue (Lot 24, Block 80) with a total area of 3,376.5 square feet.
- B. The existing lot contains a two-story single-family dwelling with detached garage and patio.
- C. The Applicant is proposing a one-story bathroom addition to the rear 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 use in this zone.

- B. The proposed improvements require Board Approval for a variance on the rear yard setback to the dwelling.

3. **Variances and Waivers**

- A. The existing lot has existing non-conformities with lot area and lot depth.
- B. The dwelling has existing non-conformities with front and rear building setbacks.
- C. In accordance with Section 450-26.D.(1)(f), the minimum rear yard setback is 25 feet. For lots not meeting the minimum lot depth requirements the rear yard setback may be reduced proportionately to the existing lot depth as a percentage of required lot depth, but in no case shall be less than 10 feet. For this lot, the permitted rear yard setback is 12.5 feet. The existing rear yard setback is 8.93 feet, which represents an existing non-conformity. The Applicant is proposing a rear yard setback of 8.43 feet to the addition. **A variance is required.**
- D. In accordance with Section 450-26.D.(1)(h), the maximum building coverage permitted is 35% of the lot area. The existing building coverage is 34%, which conforms. The Applicant is proposing a building coverage of 34.8%, which conforms.
- E. 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 55%, which conforms. The Applicant is not increasing the impervious coverage because the addition is over the existing impervious surfaces.
- F. In accordance with Section 450-26.D.(1)(j), the minimum off-street parking permitted is two (2) spaces per dwelling. The Applicant should provide testimony on the existing off-street parking provided.
- G. The detached garage has existing non-conformities with side and rear yard setbacks. The Applicant is not proposing any improvements to the garage.
- H. The addition is one-story and complies with the require building height.

4. **General Comments**

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

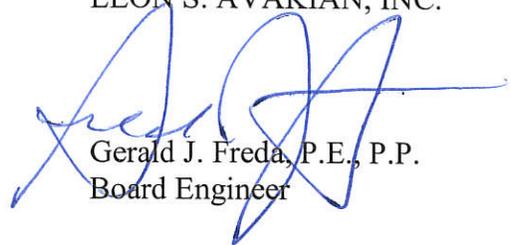
- B. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- C. The Applicant should provide information that taxes are currently paid.
- D. The Applicant shall secure any, and all construction permits needed for the project.

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

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
Constantine Bardis, Esq., Applicant's Attorney
Richard DiFolco, P.E., P.P., Applicant's Engineer
Mark Alexander Alessi, R.A., Applicant's Architect

BB/PB/22/22-10a