

LEON S. AVAKIAN, INC. *Consulting Engineers*

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August 9, 2022

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

**Re: Fehrenbach Residence
Block 87, Lot 9
408 Bradley Boulevard
Borough of Bradley Beach
Our File: BBPB 22-13**

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 A. Vincent Minkler, R.A. of A. Vincent Minkler Architecture & Design, dated August 3, 2022, with no revisions.
- A survey of property consisting of one (1) sheet prepared by Charles Surmonte, P.E. & P.L.S., dated June 21, 2010, 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 408 Bradley Boulevard (Lot 9, Block 87) with a total area of 5,237 square feet.
- B. The existing lot consists of a 1 ½ story single family dwelling with a detached garage, paver patio, and concrete driveway.
- C. The Applicant is proposing renovations to the first floor and a full second story addition, with an attic above.

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.
- B. The proposed improvements required Board approval for variances on front yard setback, and others described in this report.

3. **Variances and Waivers**

- A. In accordance with Section 450-13, permitted yard encroachments the following variances or existing non-conformities are noted below:
 - 1) In accordance with Section 450-13.A.(2), (porch setbacks) for permitted residential structures, a porch may extend 8 feet into the required front yard setback area, provided the principal structure conforms to the front yard setback requirement or by submission of the appropriate setback averaging plan. The Applicant did not provide an average setback plan. The permitted front yard setback for the porch is 17 feet. The existing porch setback is 13.0 feet, which represents an existing non-conformity.
 - 2) In accordance with Section 450-13.B.(2), (upper porch setbacks) for permitted residential structures, a porch may extend 8 feet into the required front yard setback area, provided the principal structure conforms to the front yard setback requirement or by submission of the appropriate setback averaging plan. The Applicant did not provide an average setback plan. The permitted front yard setback for the upper porch is 17 feet. The existing upper porch setback is approximately 13.0 feet, which represents an existing non-conformity. The Applicant is modifying the upper porch, but none of the modifications change the setback.
 - 3) In accordance with Section 450-13.C.(2), (Requirements), for residential structures each balcony cannot exceed 80 square feet. The Applicant is proposing a balcony of approximately 80 square feet, which conforms. The Applicant should provide dimensions of the balcony to confirm the area.

B. In accordance with Section 450-26.D. area, yard, and building requirements, the following variance or existing non-conformities are noted below:

- 1) In accordance with Section 450-26.D.(1)(d), the minimum front yard setback permitted for a street east to west (Bradley Boulevard) is 25 feet and for a street running north to south is 15 feet, or the minimum depth of any front yard within the block and fronting on the same street on which the structure fronts, whichever is greater. When the prevailing setback of the existing buildings along a blockfront is less than the setback requirements, the front yard setback distance may be reduced to the average of front yard setbacks of principal structures on all developed properties on the same side of the street within 200 feet of the property as documented by a map prepared by a licensed land surveyor. The average depth will be from the front wall of the structure, provided that such setback is not less than 10 feet. Front porches shall also be averaged within 200 feet on each side of the lot and within the same blockfront.

The Applicant did not provide the average front yard setback. The existing front yard setback to the dwelling is 21.25 feet, which represents an existing non-conformity. The Applicant is proposing a front yard setback of 21.25 feet to the second-floor addition, which is an expansion of an existing non-conformity. **A variance is required.**

- 2) In accordance with Section 450-26.D.(1)(h), the maximum building coverage permitted is 35% of the lot area. The existing building coverage of 31.6% which conforms. The building coverage will not change as the addition does not expand the footprint of the dwelling.
- 3) 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 50.4%, which conforms. The proposed addition is over an existing first floor. The Applicant is proposing an impervious coverage of 50.6%, which includes the new air conditioning unit on the east side of the dwelling. This proposed coverage conforms.

- 4) In accordance with Section 450-26.D.(1)(g), the maximum building height permitted is 35 feet and 2 ½ stories. The existing building height is 23 feet, which conforms. The Applicant is proposing a building height of 33.5 feet, which conforms.

The definition of half story is a story under a sloping roof, which may have dormers with windows, having a floor area not exceeding 50% of the floor area below it, inclusive of any balconies on said story. The Applicant should provide calculation confirming the attic is 50% of the floor area below.

- 5) In accordance with Section 450-26.D.(1)(k), the minimum side yard setback for an accessory structure (garage) is 5 feet. The existing side yard setback to the garage is 3 feet, which represents an existing non-conformity.
- 6) In accordance with Section 450-26.d.(1)(l), the minimum rear yard setback for an accessory structure (garage) is 5 feet. The existing rear yard setback to the garage is 3 feet, which represents an existing non-conformity.

- C. 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 11.3 feet for the new air conditioning unit from the east side lot line. This proposed setback conforms. The existing air conditioning unit is setback 1.5 feet from the west side property line. This setback represents an existing non-conformity.

4. **General Comments**

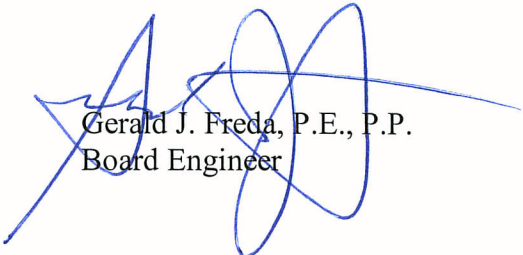
- A. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain or be converted to natural grass.
- B. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- 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.
- E. The Applicant should provide an updated survey after all improvements have been completed.

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
A. Vincent Minkler, R.A., Applicant's Architect
Gregory and Leslie Fehrenbach, Applicant
BB/PB/22/22-13