

February 24, 2023

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

**Re: Abrusi Residence  
Block 28, Lot 30  
316 ½ McCabe Avenue  
Borough of Bradley Beach  
Our File BBPB 23-04**

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 two (2) sheets prepared by Stephen J. Carlidge, AIA of Shore Point Architecture, P.A., dated December 30, 2022, with the latest revisions dated January 10, 2023.
- A survey of property consisting of one (1) sheet prepared by Jeffrey S. Grunn, P.L.S. of Lakeland Surveying, dated November 7, 2022, with the latest revisions dated December 8, 2022.

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 316 ½ McCabe Avenue (Lot 30, Block 28) with a total area of 2,500 square feet.
  - B. The existing lot contains a three-story dwelling with an attached garage and driveway.
  - C. The Applicant is proposing a second-floor covered porch and a third-floor upper porch.

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 for upper porch location, covered porch, side yard setback to porches, building coverage, impervious coverage, third floor and other variance request 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.B.(2), (upper porch setbacks), for permitted residential structures 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 as reflected in Ordinance 450-26.D.(7). A “Wrap-Around” Upper Porch on corner lots only may exceed the width of the existing or proposed structure, as long as it is in compliance with front yard setback requirements for the principal structure. The Applicant did provide a setback averaging plan. The average porch setback is 9.06 feet along McCabe Avenue. The Applicant is proposing a front setback of 15.30 feet, which conforms.
  - 2) In accordance with Section 450-13.B.(3)(Height), no upper porch floor is allowed above the second floor walking surface elevation. The Applicant is proposing an upper porch on the third floor. **A variance is required.**

As described in the Borough Ordinance, this structure does not meet the requirements of a balcony.

A balcony cannot exceed **80 square feet** and this upper porch is 128 square feet and cannot project beyond the structure by more than 2 feet.

- 3) In accordance with Section 450-13.B.(4)(Enclosure), an upper porch shall not be covered, enclosed, ..... The Applicant is proposing a covered upper porch. **A variance is required.**

4) In accordance with Section 450-13.I.(3)(Storage Shed Setbacks), any storage shall be erected no closer than 3 feet from the side or rear property line. The existing east side yard setback is 3.8 feet, which conforms. The existing rear yard setback is 2.6 feet, which represents an existing non-conformity.

B. 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 permitted per the zoned district 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 per the zoned district 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 per the zoned district 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% (5.0 feet) of the lot width.

The existing east side yard setback is 2.3 feet, which represents an existing non-conformity. The existing west yard setback is 2.9 feet, which represents an existing non-conformity.

The Applicant is proposing an east side yard setback of 2.3 feet to the front porch, which is an expansion of an existing non-conformity. **A variance is required.**

The Applicant is proposing a west side yard setback of 2.9 feet to the front porches, which is an expansion of an existing non-conformity. **A variance is required.**

4) In accordance with Section 450-26.D(1)(h), the maximum building coverage permitted per the zoned district is 35% of the lot area. The existing building coverage is 37.9%, which represents an existing non-conformity. The Applicant is proposing a building coverage of 43.0%. **A variance is required.**

5) In accordance with Section 450-26.D(1)(i), the maximum impervious coverage permitted per the zoned district is 60% of the lot area. The existing impervious coverage is 74.0%, which represents an existing non-conformity. The Applicant is proposing an impervious coverage of 74.8%. **A variance is required.**

- C. In accordance with Section 450-26.E.(2), the living space of single-family dwellings on lots that are either less than 4,000 square feet or less than 40 feet of frontage shall not exceed two-stories and 30 feet in height. The existing building height is 32.9 feet, which represents an existing non-conformity. The existing dwelling has 3-stories, which represents an existing non-conformity. The Applicant is proposing an upper porch on the third floor. This improvement is an expansion of existing non-conformity. **A variance is required.**

4. **General Comments**

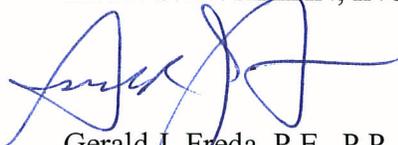
- A. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- B. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- C. The Applicant 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.

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  
Stephen J. Carlidge, AIA, Applicant's Architect  
Tamblyn & Vito Abrusi, Applicant

BB/PB/23/23-04