

LEON S. AVAKIAN, INC. *Consulting Engineers*

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March 31, 2023

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

**Re: Smith Residence
Block 21, Lot 14
506 Ocean Park Avenue
Borough of Bradley Beach
Our File BBPB 23-06**

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 Michael J. Moss, AIA, dated September 1, 2022, with the latest revisions dated February 14, 2023.
- A front yard setback plan consisting of one (1) sheet prepared by Charles Surmonte, P.E. & P.L.S., dated January 17, 2023, with no revisions.
- A survey of property consisting of one (1) sheet prepared by Charles Surmonte, P.E. & P.L.S., dated July 27, 2021, 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 506 Ocean Park Avenue (Lot 14, Block 21) with a total area of 3,333 square feet.
- B. The existing lot contains a 2-story framed dwelling with a covered front porch and driveway.
- C. The Applicant is proposing a two-story addition to the rear of the dwelling and a new paver driveway.

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 use in this zone.
- B. The proposed improvements require Board approval for variances with building coverage, setback to the driveway, distance between structures, and others as described in this report.

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)(a), the minimum lot area permitted per the Zoned District is 5,000 square feet. The existing lot area is 3,333 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 33.33 feet, which represents an existing non-conformity.
 - 3) In accordance with Section 450-26.D.(1)(d), the minimum front yard setback permitted for a street east to west (Ocean Park Avenue) 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 front on the same street on which the structure fronts, whichever is greater. When the prevailing setback of the existing buildings along a block front 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 block front. The Applicant has provided an average setback plan.

The Applicant has indicated that the average front yard setback of 15.9 feet. The permitted front yard setback is 15.9 feet. The existing front yard setback is 20.4 feet, which conforms. The Applicant is not proposing any changes to the front yard setback.

- 4) In accordance with Section 450-26.D.(1)(e), the minimum side yard setback permitted is 5 feet and 10 feet. For lots not meeting the minimum lot width requirements that exist shall be 10% (3.3 feet) and 20% (6.6 feet) of the lot width. The existing west side yard setback is 2.1 feet, which represents an existing non-conformity. The existing east side yard setback is 8.6 feet, which conforms.

The Applicant is proposing a west side yard setback of 8.0 feet to the rear addition, which conforms. The Applicant is proposing an east side yard setback of 4.2 feet to the rear addition, which conforms.

- 5) 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 31.9%, which conforms. The Applicant is proposing a building coverage of 40.7%. **A variance is required.**
- 6) 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 52.8%, which conforms. The Applicant is proposing an impervious coverage of 59.5%, which conforms.
- 7) In accordance with Section 450-26.D.(1)(j), the minimum off-street parking permitted per the zoned district is two (2) spaces per dwelling unit. The Applicant indicates that three (3) off-street parking spaces are provided, which conforms.
- 8) In accordance with Section 450-26.D.(1)(k), the minimum side yard setback for the accessory structure (garage) is 5 feet. The existing side yard setback to the garage is 1.3 feet, which represents an existing non-conformity.
- 9) In accordance with Section 450-26.D.(1)(l), the minimum rear yard setback for the accessory structure (garage) is 5 feet. The existing rear yard setback to the garage is 2.0 feet, which represents an existing non-conformity.
- 10) In accordance with Section 450-26.D.(1)(m), the minimum distance from the primary structure to an accessory structure (garage) is 20 feet. The Applicant is proposing distance of 17.4 feet from the proposed addition to the detached garage. **A variance is required.**

- B. 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 2-stories and 30 feet in height. The Applicant is proposing a building height of 29.5 feet, which conforms. The Applicant is proposing a two-story dwelling, which conforms.
- C. In accordance with Section 450-41.A.(1), driveways and parking areas installed for one- and two-family dwellings shall be a minimum of 8 feet in width inside the property lines and shall be located a minimum of 3 feet from a side lot line. The existing driveway width is 8.6 feet and is not setback from the east side lot line. The existing setback from the east side property line represents an existing non-conformity. The Applicant is proposing a new driveway 8 feet in width and a setback of 0.6 feet from the east side property line. **A variance is required for the driveway setback.**

4. **General Comments**

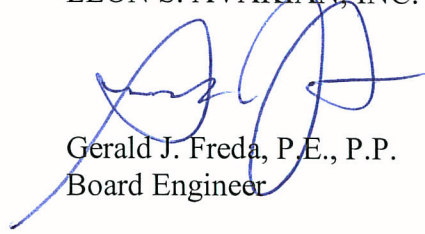
- A. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- B. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- C. The Applicant 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
Christine Bell, P.P., AICP, Board Planner
Jeffrey P. Beekman, Esq., Applicant's Attorney
Michael J. Moss, AIA, Applicant's Architect

BB/PB/23/23-06