

LEON S. AVAKIAN, INC. *Consulting Engineers*

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April 18, 2023

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

**Re: Schwartz Residence
 Block 10, Lot 25.02
 208 ½ Newark Avenue
 Borough of Bradley Beach
 Our File BBPB 23-08**

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 six (6) sheets prepared by Michael J. Moss, AIA of Moss Architecture, LLC, dated June 17, 2022, with the latest revisions dated February 2023.
- A topographic survey consisting of one (1) sheet prepared by John W. Lord, P.L.S., of F P & L Associates, Inc., dated March 14, 2022, with the latest revisions dated May 16, 2022.

This letter is being written should the Board confirm the Zoning Officer's determination which finds that the construction of a new single-family dwelling on a non-conforming lot requires Board approval. As such, the Applicant would like to proceed with the request for the development of the non-conforming lot.

Our office has reviewed the plans to determine if they conform with the requirements of the Borough Ordinance and report as follows:

1. **Project Description**

- A. The existing lot is currently vacant.
- B. By the Board's decision to agree with the Zoning Officer's denial, the Applicant is now requesting approval for the development of a non-conforming lot.

- C. The property is located on the north side of Newark Avenue between Central Avenue and Beach Avenue (Lot 25.02, Block 10) with a total area of 4,650 square feet.
- D. The Applicant is proposing a new dwelling with detached garage and driveway.

2. **Zoning and Land Use**

- A. The property is located in the R-1 Residential Single-family Zone and a single-family dwelling is permitted as a principal use in this zone.
- B. The Applicant is requesting Board approval for development of an existing non-conforming lot.

3. **Variances and Waivers**

- A. 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)(a), the minimum lot area permitted per the zoned district is 5,000 square feet. The existing lot area is 4,650 square feet, which represents an existing non-conformity. The development of a new dwelling on a non-conforming lot area requires Board approval.
 - 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 50 feet, which conforms.
 - 3) In accordance with Section 450-26.D.(1)(c), the minimum lot depth permitted per zoned district is 100 feet. The existing lot depth is 93 feet, which represents an existing non-conformity. The development of a new dwelling on a non-conforming lot depth requires Board approval.
 - 4) The plan indicates compliance with the following:
 - Average front yard setback to dwelling and porches
 - Side yard setback to dwelling and detached garage
 - Rear yard setback to dwelling and detached garage
 - Building height of dwelling and detached garage
 - Number of stories
 - Off-street parking
 - Distance between structures.

- 5) In accordance with Section 450-26.D.(1)(h), the maximum building coverage permitted per the zoned district is 35%. The Applicant is proposing a building coverage of 34.9%, which conforms.
- 6) In accordance with Section 450-26.D.(1)(i), the maximum impervious coverage permitted per the zoned district is 60%. The Applicant is proposing an impervious coverage of 53.8%, which conforms.

4. **General Comments**

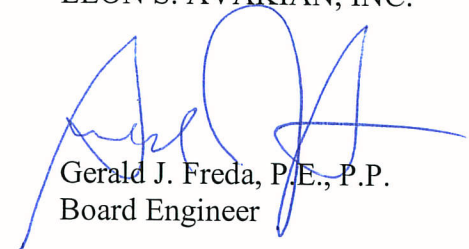
- A. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- B. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- C. The Applicant should provide information that taxes are currently paid.
- D. The Applicant shall secure any and all construction permits need 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, A.I.C.P., P.P., Board Planner
Michael J. Wenning, Esq., Applicant's Attorney
Michael J. Moss, AIA, Applicant's Architect
BB/PB/23/23-08b