

LEON S. AVAKIAN, INC. *Consulting Engineers*

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May 17, 2023

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

**Re: Wasser Residence  
Block 22, Lot 12  
400 Ocean Park Avenue  
Our File BBPB 23-11**

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 four (4) sheets prepared by Michael J. Moss, AIA of Moss Architecture, LLC, dated June 1, 2022, with the latest revisions dated February 10, 2023.
- An architectural plan (Z-1A) consisting of one (1) sheet prepared by Michael J. Moss, AIA of Moss Architecture, LLC, dated June 1, 2022, with the latest revisions dated April 28, 2023.
- A map of property consisting of one (1) sheet prepared by Nancy J. Scott, P.L.S., of Ensurplan, Inc., dated March 16, 2015, with no revisions.
- A front yard setback map consisting of one (1) sheet prepared by Paul K. Lynch, P.L.S., of Paul K. Lynch Land Surveyor, Boundary Consultant, dated April 20, 2023, with no revisions.
- A surveyor's report of the front yard setbacks consisting of two (2) sheets prepared by Paul K. Lynch, P.L.S., of Paul K. Lynch Land Surveyor, Boundary Consultant, dated September 9, 2022, with no revisions.

The 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 400 Ocean Park Avenue (Lot 12, Block 22) with a total area of 3,500 square feet.

- B. The existing lot contains a 1 ½-story dwelling with a detached garage.
- C. The Applicant is removing the detached garage and proposing an attached garage. The Applicant is also proposing a ½ story addition with a small addition to the west side and rear of the dwelling.

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.
- B. The proposed improvements require Board approval for variances on front yard setback to the dwelling and porch, side yard setback, building coverage, number of stories, entry platform depth, and others as described in this letter.

3. **Variances and Waivers**

- A. The Applicant is requesting a waiver from (270 Attachment 1) Appendix A, Borough of Bradley Beach Application Checklist and Documents required to be submitted:
  - B.5. Key map at specified scale showing location of surrounding properties, streets, easements, municipal boundaries, etc. within 500 feet of the property. **The Applicant is requesting a waiver.**
  - B.6. North arrow and scale for key map and plat. Scale to include bar graph depicting both feet and meters. **The Applicant is requesting a waiver.**
  - B.9. Proof that tax payments are current. **The Applicant is requesting a waiver.**
  - B.16. Acreage of tract to the nearest tenth of a square foot and thousandth of an acre. **The Applicant is requesting a waiver.**
  - B.23. Property owners within 200 feet of the property. (From the most recent Borough tax records). **The Applicant is requesting a waiver.**
  - D.12. Number of witnesses, if any, and their area of expertise. **The Applicant is requesting a waiver.**

B. 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), states that 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 as reflected in Ordinance 450-26.D.(7). A "Wrap-Around" porch may exceed the width of the existing or proposed structure, as long as it is in compliance with side setback requirements for the principal structure. The Applicant has provided the average setback map and indicates an average setback of 11.2 feet. The permitted average porch setback is 11.2 feet along Ocean Park Avenue. The Applicant is proposing a porch front yard setback of 8.7 feet. **A variance is required.**
- 2) In accordance with Section 450-13.H.(4), (Entry Platform Coverage), states that an entry platform will not be greater than four (4) feet in depth. Entry platforms, excluding stairs, shall be included in the building coverage. The entry platform is approximately five (5) feet in depth. **A variance is required.**

C. 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), states that the minimum lot area permitted per the zoned district is 5,000 square feet. The existing lot area is 3,500 square feet, which represents an existing non-conformity.
- 2) In accordance with Section 450-26.D.(1)(c), states that the minimum lot depth permitted per the zoned district is 100 feet. The existing lot depth is 70 feet, which represents an existing non-conformity.
- 3) In accordance with Section 450-26.D.(1)(d), states that 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 fronting 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 the average setback map and indicates an average setback of 19.6 feet. The existing front yard setback is 17.2 feet, which represents an existing non-conformity. The Applicant is proposing a front yard setback of 17.2 feet for the addition to the east side of the dwelling and the ½ story addition. **A variance is required.**

- 4) In accordance with Section 450-26.D.(1)(e), states that the minimum side yard setback permitted per the zoned district is 5 feet and 10 feet. The Applicant is proposing a side yard setback of 3.8 feet on the west side for the attached garage. **A variance is required.**
  - 5) In accordance with Section 450.26.D.(1)(h), states that the maximum building coverage permitted is 35% of the lot area. The existing building coverage is 31.9%, which conforms. The Applicant is proposing a building coverage of 36.6%. **A variance is required.** The Applicant should include the rear entry platform.
  - 6) In accordance with Section 450.26.D.(1)(i), states that the maximum impervious coverage permitted is 60% of the lot area. The existing impervious coverage is 52.8%, which conforms. The Applicant is proposing an impervious coverage of 54.1%, which conforms.
  - 7) In accordance with Section 450-26.D.(1)(j), states that the minimum off-street parking is two (2) spaces per dwelling unit. The Applicant is proposing three (3) off-street parking spaces, which conforms.
- D. In accordance with Section 450-26.E.(2), states that 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 29.83 feet, which conforms. The Applicant is proposing a 2 ½ story dwelling. **A variance is required.**
- E. In accordance with Section 450-41.A.(6), states that driveways and parking areas shall be improved with a dust-free durable, all-weather material, said material is deemed to include concrete, asphalt, brick or concrete pavers, but shall exclude gravel, stone or other similar material. The area between the end of the driveway and the street, inclusive of the sidewalk, shall be concrete with a minimum depth of six inches reinforced, with welded wire mesh, designed and constructed in accordance with details and

specifications provided by the Borough Engineer. The surface of the apron shall be at the same elevation as the sidewalk sections, which are joined to each side so that the sidewalk continues uninterrupted where it crosses the driveway. The Applicant should provide a detail of the proposed driveway apron.

4. **General Comments**

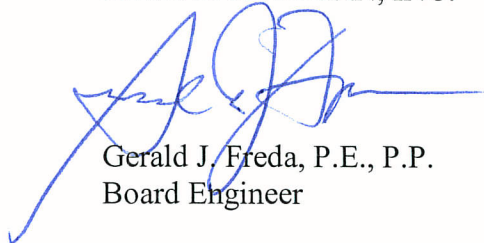
- A. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- B. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- C. **Our office recommends the proposed roof drains to be piped to a wet well system with a pop-up emitter in the front yard. The design of this system should be provided for review.**
- D. The Applicant should provide information that taxes are currently paid.
- E. 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  
Jeffrey P. Beekman, Esq., Applicant's Attorney  
Paul K. Lynch, P.L.S., Applicant's Surveyor  
Michael J. Moss, AIA, R.A., Applicant's Architect  
BB/PB/23/23-11a