

August 14, 2023

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

**Re: Politi Residence
Block 88, Lot 18
512 Bradley Boulevard
Borough of Bradley Beach
Our File BBPB 23-16**

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:

- A plan consisting of one (1) sheet prepared by the Applicant with a handwritten date of June 27, 2023 (submission).
- A zoning determination dated June 29, 2023.
- A survey of property consisting of one (1) sheet prepared by James P. Deady, P.L.S., P.P., dated April 17, 2007, with no revisions.
- A survey affidavit consisting of one (1) sheet prepared and signed by the Applicant dated July 12, 2023.

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 512 Bradley Boulevard (Lot 18, Block 88) with a total area of 5,049 square feet.

- B. The existing lot contains a 2 ½-story dwelling with a detached garage, driveway, patio, and wood deck.
- C. The Applicant is proposing to remove and replace the driveway and rear paver patio. The new front walkway was approved by the Zoning Officer.

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 with driveway setback, driveway width, type of driveway, patio setback, and others as described in this report.

3. **Variances and Waivers**

- A. In accordance with Section 450-13, F. (2), states that for residential dwellings, patios are not allowed to encroach into any principal dwelling's setback requirements and shall never be closer than five feet of any side yard property line, nor closer than five feet to any rear yard property line. No patio shall extend beyond the side building line. The side yard setback for the principal dwelling is 5 feet and 10 feet. The existing west side yard setback is approximately 14.3 feet, which conforms. The existing east side yard setback is approximately 7.6 feet, which conforms. The Applicant is proposing a west side yard setback of approximately 14.3 feet, and an east side yard setback of 8 feet. The east side yard setback scales 7 feet. The Applicant should provide testimony on the east side yard setback. Both of these side yard setbacks conform.

The rear yard setback for the principal dwelling is 25 feet. The existing patio is on the rear property line, which represents an existing non-conformity. The Applicant is proposing a rear yard setback of 5 feet. **A variance is required.**

- 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)(h), the maximum building coverage permitted per the zoned district is 35% of the lot area. The existing building coverage is 28.09%, which conforms.

2) 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 Applicant is proposing an impervious coverage of 47.36%, which conforms.

C. In accordance with Section 450-41.A, Residential parking and driveway requirements for one and two family uses, the following variance or existing non-conformities are noted below:

1) In accordance with Section 450-41.A.(1), states that driveways and parking areas installed for one- and two-family dwellings shall be a minimum of eight feet in width inside the property lines and shall be located a minimum of three feet from a side lot line.

The Applicant is replacing the driveway in the same location. The proposed driveway width is approximately 6.6 feet. **A variance is required.**

The Applicant is proposing a driveway setback less than 3 feet. The driveway and side yard property line converge at the sidewalk due to this convergence, **a variance is required.**

2) In accordance with Section 450-41.A.(6) states that driveway 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 new driveway is a ribbon driveway and the area between the ribbon is not of a dust-free durable, all-weather material. **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.

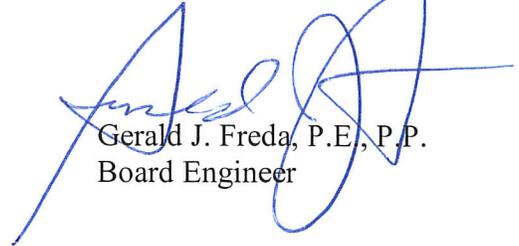
Our office reserves the right to provide additional comments upon receipt of revised plans.

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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.

A handwritten signature in blue ink, appearing to read "Gerald J. Freda", is written over the typed name and title.

Gerald J. Freda, P.E., P.P.
Board Engineer

DMH:mfl

cc: Kristie Dickert, Board Secretary
Mark Kitrick, Esq. Board Attorney
Peter and Anne Politi, Applicant
BB/PB/23/23-16