

March 31, 2022

M.B. Hearn Architectue, LLC

Mary Hearn, AIA
1007 B Main Street
Belmar, NJ 07719

Re: **Lot 7 – Block 11 – Setback Data**
116 Cliff Avenue
Borough of Bradley Beach, New Jersey

Dear Ms. Hearn:

The average front yard setback information along Cliff Avenue was obtained in the field during the week of March 22, 2022 along the block of the referenced property. All measurements were taken from the building's solid wall and edge of the front porch nearest the front property line.

<u>Lots</u>	<u>Front Dwelling Setback</u>	<u>Front Porch Setback</u>
7 *	6.8'	1.2'
1	7.9'	1.9'
6	7.0'	1.2'
8	6.7'	0.7'
9	10.1'	N/A

(* indicates the above referenced property)

The average building's front setback on Cliff Avenue is 7.7 feet

The average building's front porch setback on Cliff Avenue is 1.3 feet

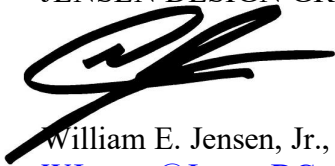
Please note that if you exclude the subject property (Lot 7) from the calculations then:

The average building's front setback on Cliff Avenue would be 7.9 feet with

The average building's front porch setback on Cliff Avenue would be 1.3 feet

If you should have any questions or require any additional information, please do not hesitate to contact at our office.

Sincerely,
JENSEN DESIGN GROUP, LLC



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