

LEON S. AVAKIAN, INC. *Consulting Engineers*

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August 29, 2023

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

**Re: One Hundred Sixteen Cliff Avenue, LLC
Block 11, Lot 7
116 Cliff Avenue
Borough of Bradley Beach
Our File: BBPB 23-15**

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 grading plan consisting of one (1) sheet prepared by William E. Jensen, Jr., P.E. of Jensen Design Group, dated June 13, 2023, with the latest revisions dated June 27, 2023.
- An architectural plan consisting of three (3) sheets prepared by Mary Hearn, AIA of M.B. Hearn Architecture, LLC, dated June 27, 2023, with no revisions.
- A boundary and topographic survey consisting of one (1) sheet prepared by Justin J. Hedges, P.L.S. of InSite Surveying, LLC, dated December 9, 2020, with the latest revisions dated September 23, 2022.
- A setback plan consisting of one (1) sheet prepared by Jensen Design Group dated June 28, 2023, with no revisions.
- A setback data consisting of one (1) page prepared by William F. Jensen, Jr., P.E., of Jensen Design Group, dated March 31, 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 116 Cliff Avenue (Lot 7, Block 11) with a total area of 1,051.2 square feet.

- B. The existing lot contains a two-story single-family dwelling with a front porch.
- C. The Applicant is proposing to remove the dwelling and is proposing a 2 ½ story dwelling.

2. **Zoning and Land Use**

- A. The property is located in the R-B Residential Beachfront Zone and single-family dwelling is a permitted principal use in this zone.
- B. The proposed improvements require Board Approval for variances with front, side, and rear yard setbacks, building coverage, impervious coverage, number of stories and others described in this report. The property has existing non-conformities with lot area, lot width and lot depth.

3. **Variances and Waivers**

- A. 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), 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 did provide a setback averaging plan. The average porch setback is 1.3 feet along Cliff Avenue. The Applicant is proposing a porch front yard setback of 1.0 feet. **A variance is required.**
 - 2) In accordance with Section 450-13.B.(2), (upper porch setbacks), for permitted residential structures 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" Upper Porch on corner lots only may exceed the width of the existing or proposed structure, as long as it is in compliance with front yard setback requirements for the principal structure. The Applicant did provide a setback averaging plan. The average upper porch setback is 1.3 feet along Cliff Avenue. The Applicant is proposing an upper porch along front yard setback of 1.0 feet. **A variance is required.**

B. In accordance with Section 450-28.D(1) area, yard, and building requirements for a single-family dwelling is subject to the requirements and limitations in Section 450-26.D. 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 1,051.2 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 21.86 feet, which represents an existing non-conformity.
- 3) In accordance with Section 450-26.D.(1)(c), the minimum lot depth permitted per the zoned district is 100 feet. The existing lot depth is 48.09 feet, which represents an existing non-conformity.
- 4) In accordance with Section 450-26.D(1)(d), the minimum front yard setback permitted for a street east to west (Cliff 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 did provide the average front yard setback. The average front yard setback is 7.9 feet, which is less than 10 feet. The permitted front yard setback for this property is 10 feet. The Applicant is proposing a front yard setback of 7.09 feet. **A variance is required.**
- 5) In accordance with Section 450-26.D.(1)(e), the minimum side yard setback permitted per the zoned district is 5 feet and 10 feet. For lots not meeting the minimum lot width requirement that exists shall be 10% (2.19 feet) and 20% (4.38 feet) of the lot width.

The Applicant is proposing a side yard setback of 2.2 feet on the west side and a setback of 3.9 feet on the east side. The west side yard setback conforms, and **the east side yard setback requires a variance.**

- 6) In accordance with Section 450-26.D.(1)(f), the minimum rear yard setback per the zoned district is 25 feet. For lots not meeting the minimum lot depth requirement that exists may be reduced proportionately to the existing lot depth as a percentage of (48%) required lot depth. The permitted rear yard setback is 12.02 feet. The Applicant is proposing a rear yard setback of 5.0 feet. **A variance is required.**
- 7) 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 Applicant is proposing a building coverage of 63.4%. **A variance is required.**
- 8) 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 64.4%. **A variance is required.**
- 9) In accordance with Section 450-26.D.(1)(j), the minimum off-street parking is two (2) spaces per dwelling unit. The Applicant should provide testimony.
- C. 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 29.97 feet, which conforms. The Applicant is proposing a 2 ½ story dwelling. **A variance is required.**

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 should be piped to a pop-up emitter in the front yard, because of the lot size. The last pipe section should be perforated pipe surrounded by stone.**
- D. **Since the Applicant is proposing a crawlspace, our office recommends a soil boring. The soil boring should indicate the boring elevation and seasonal high water table elevation.**
- E. The Applicant should provide information that taxes are currently paid.

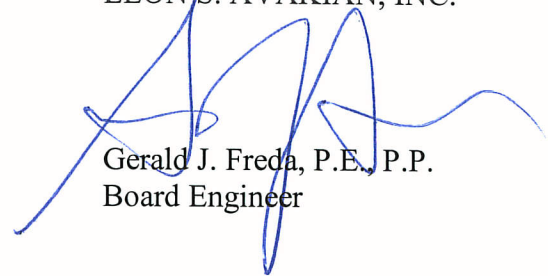
- F. The Applicant shall secure any and all construction permits needed for the project.

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 L. Bell, P.P., A.I.C.P., Board Planner
Jeffrey Beekman, Esq., Applicant's Attorney
Mary Hearn, AIA, Applicant's Architect
William E. Jensen, Jr., P.E., Applicant's Engineer
BB/PB/23/23-15a