

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

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August 29, 2023

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

**Re: Di Bari Residence
Block 88, Lot 2
519 Burlington Avenue
Borough of Bradley Beach
Our File BBPB 23-18**

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 fence plan prepared by the homeowner.

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 519 Burlington Avenue (Lot 2, Block 88) with a total area of 5,000 square feet.
- B. The existing lot contains a 2 ½-story dwelling with front porch and driveway.
- C. The Applicant is proposing a 6-foot-high fence in the side yard.

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 a variance on fence height.

3. **Variances and Waivers**

- A. In accordance with Section 450-44.A., All fences may be erected, altered or reconstructed to a height not exceeding three feet above ground level when located in any front yard, four feet in any side yard and six feet in any rear yard. The Applicant is proposing a fence height of 6 feet in the side yards. **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.

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
John Di Bari, Applicant

BB/PB/23/23-18