

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

LEON S. AVAKIAN, P.E., P.L.S. (1953-2004)
PETER R. AVAKIAN, P.E., P.L.S., P.P.
MEHRYAR SHAFAI, P.E., P.P.
GREGORY S. BLASH, P.E., P.P., CPWM
LOUIS J. LOBOSCO, P.E., P.P.
GERALD J. FREDA, P.E., P.P.
JENNIFER C. BEAHM, P.P., AICP
CHRISTINE L. BELL, P.P., AICP
SAMUEL J. AVAKIAN, P.E., P.L.S., P.P.

October 6, 2023

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

**Re: Feuerlicht and Kinser Residence
 Block 13, Lot 4.02
 127 Cliff Avenue
 Borough of Bradley Beach
 Our File: BBPB 23-22**

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 variance plan consisting of one (1) sheet prepared by Donna M. Bulock, P.E. of Morgan Engineering and Surveying, dated September 22, 2023, with no revisions.
- An architectural plan consisting of two (2) sheets prepared by Edward Gorleski, R.A., of The Creative Minds Group Architecture, LLC, dated June 20, 2023, with no revisions.
- A boundary and topographic survey consisting of one (1) sheet prepared by David J. Von Steenbrg, P.L.S. of Morgan Engineering and Surveying, dated April 18, 2023, 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 127 Cliff Avenue (Lot 4.02, Block 13) with a total area of 2,250 square feet.
- B. The existing lot contains a 2 ½-story single-family dwelling with an attached garage.
- C. The Applicant is removing the first-floor sunroom and second floor deck at the rear of the dwelling. The Applicant is proposing a 2 ½ story addition to the rear of the 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 side and rear yard setbacks, building height, number of stories, balcony extension, and others described in this report. The property has existing non-conformities with lot area, lot width, lot depth, and others as described in this report.

3. **Variances and Waivers**

- A. In accordance with Section 450-13.C.(2), no balcony shall extend out more than 2 feet from the second or third story wall to which it is attached. Each balcony cannot exceed 80 square feet. The Applicant is proposing a balcony on the half story in the front of the dwelling. The balcony extends greater than 2 feet (approximately 2.5 feet) from the half story wall and is 60.5 square feet in area. **A variance is required for the balcony extension from the wall.**
- 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 2,250 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 30 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 75.0 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 not provide the average front yard setback. The permitted front yard setback for this property is 25.0 feet. The existing front yard setback is 22 feet, which represents an existing non-conformity.

- 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% (3.0 feet) and 20% (6.0 feet) of the lot width. The existing east side yard setback is 4.4 feet, which represents an existing non-conformity. The existing west side yard setback is 4.4 feet, which conforms.

For the 2 ½ story rear addition the Applicant is proposing a side yard setback of 4.4 feet on the west side and a setback of 4.4 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 (75%) required lot depth for the 2 ½ story rear addition. The permitted rear yard setback is 18.75 feet. The Applicant is proposing a rear yard setback of 6.9 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 43.7%, which conforms.

- 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 58%, which conforms.

- 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 existing building height is 33.3 feet, which represents an existing non-conformity. The existing number of stories is 2 ½, which represents an existing non-conformity.

The Applicant is proposing a building height of 33.3 feet for the addition, which is an expansion of an existing non-conformity. **A variance is required.** The Applicant is proposing 2 ½ stories for the addition, which is an expansion of an existing non-conformity. **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. 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
Christine L. Bell, P.P., A.I.C.P., Board Planner
Thomas J. Hirsch, Esq., Applicant's Attorney
Edward Gorleski, AIA, Applicant's Architect
Donna M. Bullock, P.E., Applicant's Engineer

BB/PB/23/23-22a