

LEON S. AVAKIAN, INC. *Consulting Engineers*

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October 6, 2023

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

**Re: Pettine Residence
Block 23, Lot 12
301A Park Place Avenue
Our File BBPB 23-21**

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 plot plan consisting of one (1) sheet prepared by Douglas D. Clelland, P.E., of InSite Engineering, LLC, dated July 13, 2023, with the latest revisions dated August 16, 2023.
- An architectural plan consisting of four (4) sheets prepared by Edward S. Gorleski, R.A. of The Creative Minds Group Architecture, LLC, dated June 15, 2023, with no revisions.
- A boundary & topographic survey consisting of one (1) sheet prepared by Justin J. Hedges, P.L.S., C.F.S., of InSite Surveying, LLC, dated March 17, 2023, with the latest revisions dated April 17, 2023.
- A setback plan consisting of one (1) sheet prepared by Justin J. Hedges, P.L.S., C.F.S., of InSite Surveying, LLC, dated October 4, 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 301A Park Place Avenue (Lot 12, Block 23) with a total area of 1,875 square feet.
- B. The existing lot contains a 2-story dwelling with a covered porch.
- C. The Applicant is removing the dwelling and all site amenities. The Applicant is proposing a 2 ½ story dwelling with a front porch.

2. **Zoning and Land Use**

- A. The property is located in the R-1 Residential Single-Family Zone and the existing single-family dwelling is a permitted use.
- B. The proposed improvements require Board approval for variances on front yard setback to the dwelling and porch, building coverage, number of stories, and others as described in this letter.

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), states that 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 average setback should not include Lot 12. The Applicant has provided the average setback map, and the average setback is 6.37 feet (excludes Lot 12). The permitted porch setback is 6.37 feet along Park Place Avenue. The Applicant is proposing a porch front yard setback of 4.0 feet. **A variance is required.**
 - 2) In accordance with Section 450-13.B.(2), (Upper Porch Setback), states that permitted residential structures may extend eight 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 §450-26.D. Wraparound upper porches 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 structures. The average setback should not include Lot 12. The Applicant has provided the average setback map, and the average setback is 6.37 feet (excludes Lot 12). The permitted upper porch setback is 6.37 feet along Park Place Avenue. The Applicant is proposing an upper porch front yard setback of 4.0 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)(a), states that the minimum lot area permitted per the zoned district is 5,000 square feet. The existing lot area is 1,875 square feet, which represents an existing non-conformity.
 - 2) In accordance with Section 450-26.D.(1)(b), states that the minimum lot width permitted per the zoned district is 50 feet. The existing lot width is 25.0 feet, which represents an existing non-conformity.
 - 3) In accordance with Section 450-26.D.(1)(c), states that the minimum lot depth permitted per the zoned district is 100 feet. The existing lot depth is 75 feet, which represents an existing non-conformity.
 - 4) In accordance with Section 450-26.D.(1)(d), states that the minimum front yard setback permitted for a street east to west (Park Place 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 average setback should not include Lot 12. The Applicant has provided the average setback map, and the average setback is 15.19 feet (excludes Lot 12). The permitted front yard setback is 15.19 feet. The Applicant is proposing a front yard setback of 9.83 to the second floor. **A variance is required.**
 - 5) In accordance with Section 450.26.D.(1)(h), states that the maximum building coverage permitted is 35% of the lot area. The Applicant is proposing a building coverage of 50%. **A variance is required.**

- 6) In accordance with Section 450.26.D.(1)(i), states that the maximum impervious coverage permitted is 60% of the lot area. The existing impervious coverage is 52.8%, which conforms. The Applicant is proposing an impervious coverage of 53.0%, which conforms.
- D. In accordance with Section 450-26.E.(2), states that 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 30.0 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 to be piped to a wet well system with a pop-up emitter in the front yard. The design of this system should be provided for review.**
- D. **Since the Applicant is proposing a basement, our office recommends a soil boring. The soil boring should indicate the boring elevation and seasonal high water table elevation.**
- E. **The proposed plan indicates a proposed sump pump, and our office recommends the proposed discharge pipe be shown on the plan.**
- F. The Applicant should provide information that taxes are currently paid.
- G. The Applicant shall secure any and all construction permits needed for the project.

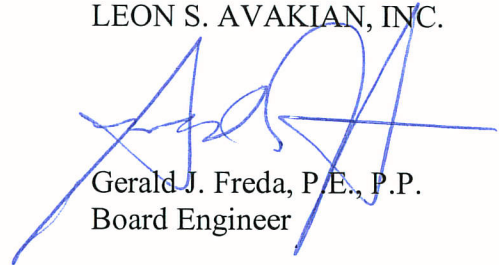
Our office reserves the right to provide additional comments upon receipt of revised plans.

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October 6, 2023
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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 'G. 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
Christine L. Bell, P.P., A.I.C.P., Board Planner
Thomas J. Hirsch, Esq., Applicant's Attorney
Douglas D. Clelland, P.E., Applicant's Engineer
Edward S. Gorleski, R.A., Applicant's Architect

BB/PB/23/23-21a