

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: Oades and Portantiere Residence
Block 54, Lot 14
300 Fourth Avenue
Borough of Bradley Beach
Our File BBPB 23-20**

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:

- An architectural plan consisting of one (1) sheet prepared by Richard Villano, AIA of Architect Richard Villano, LLC, dated August 14, 2023, with no revisions.
- A survey of property consisting of one (1) sheet prepared by Michael J. Williams, P.L.S., of Michael J. Williams Land Surveying, LLC dated December 28, 2005, 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 300 Fourth Avenue (Lot 14, Block 54) with a total area of 5,000 square feet.
- B. The existing lot contains a 1 ½ -story dwelling with an attached garage.
- C. The Applicant is proposing to convert the existing covered porch to a finished room and construct a new covered porch along Fourth Avenue.

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, side yard setback, 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 Applicant did not provide the average setback map or plan. The permitted porch setback is 17.0 feet along Fourth Avenue and 7.0 feet along Central Avenue. The existing porch setback is 15.17 feet along Fourth Avenue, which represents an existing non-conformity. The Applicant is proposing to enclose the existing porch to expand the dining room and is proposing a new covered porch alongside the new dining room. The new covered porch will have a proposed setback of 15.17 feet along Fourth Avenue. **A variance is required.**

The proposed covered porch will have a setback of approximately 20.5 feet along Central Avenue, which conforms.

- 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)(d), states that the minimum front yard setback permitted for a street east to west (Fourth Avenue) is 25 feet and for a street running north to south (Central Avenue) 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 setback map or plan. The existing front yard setback is 24.24 feet along Fourth Avenue, which represents an existing non-conformity. The existing front yard setback is 15.69 feet along Central Avenue, which conforms.

The Applicant is proposing a front yard setback of 15.17 feet to the new dining room. **A variance is required.**

- 2) In accordance with Section 450-26.D.(1)(e), states that the minimum side yard setback permitted per the zoned district is 5 feet and 10 feet. The existing west side yard setback is 2.77 feet, which represents an existing non-conformity.
- 3) In accordance with Section 450.26.D.(1)(h), states that the maximum building coverage permitted is 35% of the lot area. The existing building coverage is 26.88%, which conforms. The Applicant is proposing a building coverage of 28.80%, which conforms.
- 4) 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 58.24%, which conforms. The Applicant is proposing an impervious coverage of 58.06%, which conforms.

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. 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
Frank Oades and Diane Portantieri, Applicant
BB/PB/23/23-20b