

September 23, 2024

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

**Re: Matt Residence  
Block 18, Lot 19  
512 Park Place Avenue  
Our File BBPB 24-06**

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 four (4) sheets prepared by Mary Hearn, AIA of M.B. Hearn Architecture, LLC, dated July 15, 2024, with the latest revisions dated September 4, 2024.
- A survey of land consisting of one (1) sheet prepared by Paul K. Lynch, P.L.S., dated January 10, 2024, 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 512 Park Place Avenue (Lot 19, Block 18) with a total area of 2,250 square feet.
- B. The existing lot contains a 2-story dwelling with a covered front porch and no driveway.
- C. The Applicant is proposing a second-floor addition over the existing first floor at the rear of the dwelling.

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 side yard setback, and others as described in this letter.

3. **Variances and Waivers**

- A. The proposed improvements conform with the following requirements in the table below:

<b>Lot</b>	<b>Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Minimum Lot Area	5,000 sf.	2,250 sf. (NC)	No Change
Minimum Lot Width	50 ft.	25 ft. (NC)	No Change
Minimum Lot Depth	100 ft.	90 ft. (NC)	No Change
Maximum Building Coverage	35%	34.8%	No Change
Maximum Impervious Coverage	60%	50.3%	50.9%
Minimum On-site Parking	2 Spaces	0	No Change
<b>Principal Dwelling</b>	<b>Permitted</b>	<b>Existing</b>	<b>Proposed</b>
Minimum Front Yard Setback, Dwelling	25 ft.	14.7 ft. (NC)	No Change
Minimum Front Yard Setback, Porch	17 ft.	8.9 ft. (NC)	No Change
Minimum Rear Setback	22.5 ft.	31.8 ft.	31.8 ft.
Minimum Side Setback	4 ft. (east)	2.3 ft.	2.3 ft. (V)
	5 ft. (west) (20% of lot width)	6.5 ft.	6.5 ft.
Maximum Building Height	27 ft.	26.6 ft.	26.6 ft.
Number of Stories	2-Stories	2-Stories	2-Stories
<b>Air Conditioning Units</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Minimum Side Yard Setback	5 ft.	N/A	5.1 ft.
Minimum Rear Yard Setback	5 ft.	N/A	5.1 ft.

(V) Variance

(NC) Existing Non-conformity

- B. 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. For lots not meeting the minimum lot width requirement, side yard setbacks shall be 10% and 20% of the existing lot width, with a minimum width of 4 feet. The existing east side yard setback is 2.3 feet, which represents an existing non-conformity. The existing west side yard setback is 6.5 feet, which conforms. The Applicant is proposing an east side yard setback of 2.3 feet to the second-floor addition. This is an expansion of an existing non-conformity, **which requires a variance.**

The Applicant is proposing a west side yard setback of 6.5 feet to the second-floor addition, which conforms.

4. **General Comments**

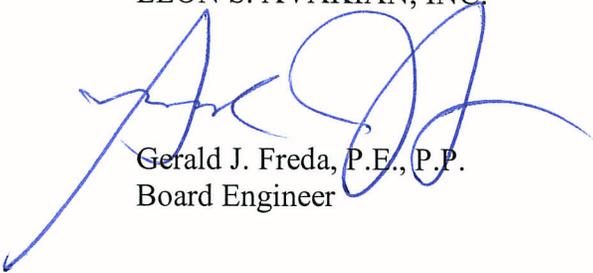
- A. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- B. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- C. **Our office recommends all roof drains to be piped to a pop-up emitter in the front yard near curb. A section of pipe on the property should be perforated pipe and surrounded by stone to allow runoff to seep into the ground within the limits of the property.**
- 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  
Mary Hearn, AIA, Applicant's Architect  
Arlette Matt, Applicant

BB/PB/24/24-06a