

December 5, 2022

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

**Re: Pesce Residence
Block 30, Lot 20
508 ½ McCabe Avenue
Borough of Bradley Beach
Our File BBPB 22-19**

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 Robert T. Kee, Jr., P.E. & P.L.S. of Kee Engineering Enterprises, Inc., dated July 10, 2022, with the latest revisions dated November 9, 2022.
- An architectural plan consisting of three (3) sheets prepared by Paul J. Rodek, R.A. of PJR Design and Associates, dated October 18, 2022, with no revisions. This plan was not signed or sealed.
- A survey of property consisting of one (1) sheet prepared by David J. Von Steenburg, P.L.S., of Morgan Engineering and Surveying, dated February 3, 2022, with no revisions.

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 508 ½ McCabe Avenue (Lot 20, Block 30) with a total area of 2,500 square feet.
- B. The existing lot contains a 2-story framed dwelling with patio and walkways.

- C. The Applicant is proposing to remove the dwelling in its entirety and proposing a two-story single-family dwelling with a driveway.

2. **Zoning and Land Use**

- A. The property is located in the R-1 Residential Single-Family Zone and the proposed single-family dwelling is a permitted use in this zone.
- B. The proposed improvements require Board approval for variances with number of off-street parking spaces and others as described in this report.

3. **Variances and Waivers**

- A. In accordance with Section 450-13, Permitted Yard Encroachments, the following variances or non-conformities are noted below:
 - 1) In accordance with Section 450-13.A.(2), (porch setbacks), 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 has indicated that the average front yard setback of 13.7 feet. The professional engineer and land surveyor provided a google map indicating the front yard setback to the structure and was field verified. The Applicant did not indicate the location the front yard setback was measured to the structure, such as the dwelling or the porch. The permitted porch setback is 17 feet, not using the average setback provided.

The Applicant is proposing a front yard setback of 23.6 feet to the porch. This setback conforms to the average setback and the permitted setback indicated above.

- 2) In accordance with Section 450-13.H.(2), (Entry Platform), a side or rear entry platform, including steps, may extend into the rear and side yard setbacks as long as a 3-foot setback is maintained.

The Applicant is proposing a platform entry and stairs at the rear of the dwelling. The proposed west side yard setback is 3.0 feet, which conforms. The proposed rear yard setback is greater than 3 feet, which conforms.

- 3) In accordance with Section 450-13.H.(4),(Coverage), an entry platform will not be greater than 4 feet in depth. Entry platforms, excluding stairs, shall be included in the building coverage. The proposed rear entry platform is 3 feet in depth, which conforms. **The Applicant should provide the building coverage calculation,** which shall include the rear entry platforms.
 - 4) In accordance with Section 450-13.H.(7), (Stairs), side and rear entry platform stairs may extend into the rear and side yard setbacks as long as a 3-foot setback is maintained. The proposed rear entry stairs are setback more than 3 feet from the rear property line, which conforms. The proposed rear entry stairs are setback 3 feet from the west side property line, which conforms.
- B. In accordance with Section 450-26.D. area, yard, and building requirements, the following variance 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 2,500 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 25.0 feet, which represents an existing non-conformity.
 - 3) In accordance with Section 450-26.D.(1)(d), the minimum front yard setback permitted for a street east to west (McCabe 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 front 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 has indicated that the average front yard setback of 13.7 feet. The professional engineer and land surveyor provided a google map indicating the front yard setback to the structure and was field verified. The Applicant did not indicate the location the front yard setback was measured to the structure, such as the dwelling or the porch. The permitted front yard setback is 25.0 feet, not using the average setback provided.

The Applicant is proposing a front yard setback of 25.6 feet to the second-floor overhang. This setback conforms to the average setback and the permitted setback indicated above.

- 4) In accordance with Section 450-26.D.(1)(e), the minimum side yard setback permitted is 5 feet and 10 feet. For lots not meeting the minimum lot width requirements that exist shall be 10% (2.5 feet) and 20% (5.0 feet) of the lot width.

The Applicant is proposing a west side yard setback of 3.0 feet, which conforms. The proposed east side yard setback is 5.0 feet, which conforms.

- 5) In accordance with Section 450-26.D.(1)(h), the maximum building coverage permitted is 35% of the lot area. The Applicant is proposing a building coverage of 35%, which conforms.
 - 6) In accordance with Section 450-26.D.(1)(i), The maximum impervious coverage permitted is 60% of the lot area. The Applicant is proposing an impervious coverage of 56.1%, which conforms.
 - 7) In accordance with Section 450-26.D.(1)(j), the minimum off-street parking is two (2) spaces per dwelling unit. The Applicant is proposing a driveway length of 22 feet. This will allow for one (1) off-street parking space. **A variance is required.**
- D. 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 Applicant is proposing a building height of 29.83 feet, which conforms. The Applicant is proposing a two-story dwelling, which conforms.

4. **General Comments**

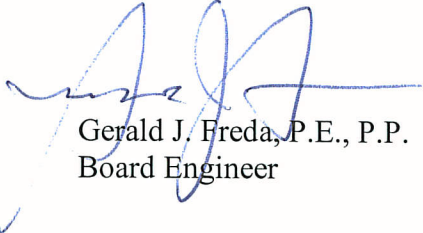
- A. A General Note should be added to the plan indicating the planting area between the sidewalk and curb must remain natural grass.
- B. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- C. The Applicant 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
Michael J. Wenning, Esq., Applicant's Attorney
Paul J. Rodek, R.A., Applicant's Architect
Robert T. Kee, P.E. & P.L.S., Applicant's Land Surveyor

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