

June 23, 2022

Borough of Deal Planning Board
190 Norwood Avenue
Deal, NJ 07723-1234

**Re: Harary Residence
86 Parker Avenue
Block 32.01, Lot 5
Our File DPB 22-07**

Dear Board Members:

Our office has received an application submitted for Planning Board review in connection with the above referenced project. Submitted with the application are the following:

- A plot plan consisting of three (3) sheets prepared by Patrick R. Ward, P.E., P.P. of InSite Engineering, LLC, dated April 6, 2022, with no revisions.
- An architectural plan consisting of four (4) sheets, prepared by Alan J. Zimble, R.A. of Zimble Architecture, dated April 6, 2022, with no revisions.
- A boundary & topographic survey consisting of one (1) sheet prepared by Justin J. Hedges, P.L.S., C.F.S. on InSite Surveying LLC, dated February 23, 2022, with the latest revisions dated March 3, 2022.

The application is deemed complete, and we offer the following comments regarding compliance with provisions of the Borough Ordinance and general engineering standards.

1. **Project Description**

- A. The property is located at house number 86 Parker Avenue (Lot 5, Block 32.01) with a total area of 11,687.5 square feet.
- B. The existing lot contains a single-family dwelling with a shed and driveway.
- C. The Applicant is proposing a carport attached to the dwelling, roof over existing front porch, and rear patio with pergola.

2. **Zoning and Land Use**

- A. The property is located in the R-3 Residential District and single-family dwellings are a permitted principle use in this district.
- B. The Applicant is requesting approval from the Planning Board for variances on front and side yard setbacks, building coverage and others as described in this report.

3. **Variances and Waivers**

A. Bulk Requirements for Yard Area and Principal Dwelling

- 1) An analysis of the bulk requirements of the R-3 District for the yard area and principal dwelling are as follows:

Bulk Requirements	Permitted	Existing	Proposed
Minimum Lot Area	12,500 sf.	11,687.5 sf. (NC)	No Change
Minimum Lot Width	100 ft.	85 ft. (NC)	No Change
Minimum Lot Depth	125 ft.	137.5 ft.	No Change
Minimum Front Yard Setback	50 ft. or Average Alignment	48 ft. (NC)	48 ft. (V)
Minimum Side Yard Setback (20% Lot Width)	17 ft.	15.4 ft. (East Side) (NC)	17.2 ft.
		17.0 ft. (West Side)	3.74 ft. (V)
Minimum Rear Yard Setback (20% Lot Depth)	27.5 ft.	34.5 ft.	31.02 ft.
Maximum Building Coverage	20%	23.6% (NC)	27.25% (V)
Maximum Impervious Coverage	40%	31.0%	39.96%

(V) indicates a variance is required

(NC) indicates an existing non-conformity

- 2) Principal Dwelling: Bulk variances are required, or existing non-conformities are indicated for the following items as noted.
 - a) The minimum lot area permitted per the R-3 Zoned District is 12,500 square feet. The existing lot area is 11,687.5 square feet, which represents an existing non-conformity.
 - b) The minimum lot width permitted per the R-3 Zoned District is 100 feet. The existing lot width is 85 feet, which represents an existing non-conformity.

- c) The minimum front yard setback permitted per the R-3 Zoned District is 50 feet or average alignment of the existing buildings within 200 feet of the lot. The existing front yard setback is 48 feet, which represents an existing non-conformity.

The architectural plan indicates a small addition being proposed on the front of the dwelling. The addition will be flush with the existing front bump out. This addition is not shown on the plot plan. The applicant is proposing a front yard setback of 48.0 feet to the addition and carport. This is an expansion of an existing non-conformity. **A variance is required.** The plot plan should be revised.

- d) The minimum side yard setback permitted per the R-3 Zoned District is 20% of the lot width (17 feet). The existing west side yard setback is 17.0 feet, which conforms. The existing east side yard setback is 15.4 feet, which represents an existing non-conformity.

The Applicant is proposing an east side yard setback of 17.2 feet to the proposed roof over the porch. This setback complies. The Applicant is proposing a west side yard setback of 3.74 feet to the carport. **A variance is required.**

- e) The maximum building coverage permitted per the R-3 Zoned District is 20% of the lot area. The building coverage calculation shall include the principal and accessory buildings or structures in this zoned district. This existing building coverage is 23.6% which represents an existing non-conformity. The Applicant is proposing a building coverage of 27.25%. **A variance is required.**

- f) The maximum impervious coverage permitted per the R-3 Zoned District is 40% of the lot area. The existing impervious coverage is 18.2%, which conforms. The Applicant is proposing an impervious coverage of 39.96%, which conforms. No further improvements will be permitted on the property without Board approval.

- B. The minimum side yard setback permitted is 10 feet for an accessory structure and the building height may be 10 feet from grade to the highest point on the structure. For every one-foot increase in height, the structure will require a one-foot increase in setback. The maximum building height allowed is 18 feet.

The Applicant is relocating the shed to a side yard setback of 10 feet and a rear yard setback of 10 feet. The Applicant did not provide the existing height of the shed. The maximum height of the shed shall be 10 feet based on the proposed setbacks. Testimony should be provided.

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. The Applicant should provide confirmation that taxes are currently paid.
- C. Granting of any required construction permits.

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



Peter R. Avakian, P.E.
Planning Board Engineer

DMH:mfl

cc: Michael W. Egan, Board Secretary
Erik Anderson, Esq. Board Attorney
Stephen R. Carasia, Borough Administrator
Jennifer S. Krimko, Esq., Applicant's Attorney
Douglas D. Clelland, P.E., Applicant's Engineer
Alan J. Zimble, R.A., Applicant's Architect

D/PB/22/22-07