

May 20, 2022

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

**Re: Pardo and Benum Residence
Block 81, Lot 3
30 Sydney Avenue
Our File DPB 22-04**

Dear Board Members:

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

- A zoning plot plan consisting of two (2) sheets prepared by Robert C. Pisano, R.A. of Pisano Development Group, dated March 2, 2022, with no revisions.
- An architectural plan for the pergola consisting of three (3) sheets prepared by Robert C. Pisano, R.A. of Pisano Development Group, dated December 27, 2021, with no revisions.
- A pool as-built plan consisting of one (1) sheet prepared by Charles Surmonte, P.E. & P.L.S., dated March 11, 2022, with no revisions.

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 30 Sydney Avenue (Lot 3, Block 81) with a total area of 26,250 square feet.
- B. The existing lot contains a single-family dwelling, with a swimming pool.
- C. The Applicant is proposing a pergola over the existing raised patio.

2. **Zoning and Land Use**

- A. The property is located in the R-1 Residential District and single-family dwellings are a permitted principal use in this district.
- B. The proposed pergola is a permitted accessory structure, under the Swimming Pool, Tennis Court and Recreational Area Ordinance.
- C. The proposed improvements require variances for the side yard setbacks to the pergola.

3. **Variances and Waivers**

A. Bulk Requirements for Yard Area and Principal Dwelling

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

Bulk Requirements	Permitted	Existing	Proposed
Minimum Lot Area	18,750 sf.	26,250 sf.	No Change
Minimum Lot Frontage	150 ft.	150 ft.	No Change
Minimum Lot Width	150 ft.	150 ft.	No Change
Minimum Lot Depth	125 ft.	175 ft.	No Change
Minimum Front Yard Setback	50 ft. Or the avg. within 200 ft.	50.1 ft. (Ocean Avenue frontage) 50.1 ft (Sydney Avenue frontage)	No Change
Minimum Side Yard Setback (20% Lot Width)	30 ft.	35 ft. (south)	No Change
Minimum Rear Yard Setback (20% Lot Depth or 50ft., whichever is less)	35 ft.	63 ft.	No Change
Maximum Building Coverage	20%	12.8%	No Change
Maximum Impervious Coverage	40%	34.2%	No Change

(V) Indicates a variance is required

(NC) Indicates an existing non-conformity

- 2) The existing lot and existing dwelling comply with the above yard area and principal dwelling requirements.
 - a) The maximum building coverage permitted per the R-1 Zoned District is 20% of the lot area. The existing building coverage is 12.8%, which complies. The Applicant is proposing no change to the building coverage.

- b) The maximum impervious coverage permitted per the R-1 Zoned District is 40% of the lot area. The existing impervious coverage is 34.2%, which complies. The Applicant is proposing no change to the impervious coverage.

B. Pergola

- 1) In the case of a corner lot, the rear lot line shall be the boundary line, which is most distant from the opposite street line. For this property the lot line opposite Ocean Avenue is the rear lot line. The lot line opposite Sydney Avenue is the side lot line. When proposing a pergola in the side yard, it shall have a setback of 30 feet from the side lot line. The Applicant is proposing a setback of 19.0 feet from the side lot line. **A variance is required.**
- 2) The permitted maximum height for an accessory structure is 18 feet. Our office scaled a pergola height of approximately 11 feet from existing grade. The plan should indicate the proposed height of the pergola and testimony should be provided.

C. Swimming Pool

- 1) Swimming pool construction shall comply with requirements of the Borough Swimming Pool Ordinance.
- 2) A zoning analysis of the bulk requirements for a swimming pool is as follows:

Swimming Pool	Permitted	Existing
Front Yard	Not Permitted	No
Minimum Side Yard Setback	30 ft.	30.5
Minimum Rear Yard Setback	30 ft.	30.1 ft.

(V) Indicates a variance is required (NC) Indicates an existing non-conformity

- 3) The existing swimming pool complies with the above bulk requirements.

4. General Comments

- A. 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.

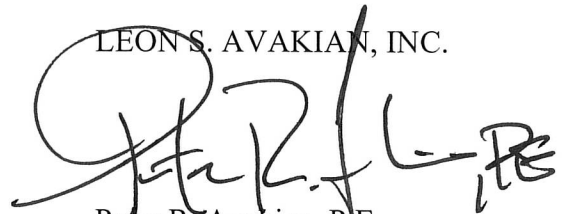
- B. The Applicant should provide confirmation that taxes are currently paid.
- C. Granting of any required construction permits.

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.

A handwritten signature in black ink, appearing to read "Peter R. Avakian, P.E.", with a stylized flourish at the end.

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

DMH:mfl/mcs

Michael W. Egan, Board Secretary
Erik Anderson, Esq., Board Attorney
Stephen R. Carasia, Borough Administrator
Robert C. Pisano, R.A., LLA, Landscape Architect

D/PB/22/22-04a