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January 6, 2021

**Chairman and Members**  
**Long Beach Township Land Use Board**  
6805 Long Beach Blvd.  
Brant Beach, NJ 08008

**Re: LUB Docket No.: LUB-01-21 Variance Application**  
**Applicant: David and Teresa Nolan**  
**Block: 4.30**  
**Lot(s): 13**  
**Location: 12 E. 18<sup>th</sup> Street**  
**OLA File No.: LBLUB-21-NOLAN**

Dear Chairman and Members:

This office is in receipt of and has reviewed the Variance Application for the referenced site.

In addition to the application, the submission consists of the following:

- A. Variance Plan, One (1) Sheet, prepared by Nelke/Tyszka Land Surveyors, Inc., signed by Leon J. Tyszka, PLS and dated 12/18/2020.
- B. Rendering of Proposed Improvements, One (1) Sheet, prepared by Creative Minds Group and undated.
- C. Floor Plan Sketch, One (1) Sheet, prepared by the Owner and undated.

The subject site is presently developed with a single family cape-style dwelling that includes two (2) exterior decks on the easterly side of the structure. The applicants propose to enclose the first-story porch and the existing second floor porch will remain. The existing wall between the porch and the living room will be removed as well as the chimney structure. A 4' x 8' portion of the porch will remain exterior space while the remaining 8' x 12'4" area will be new interior habitable space. A 2'8" x 8' addition will be added to the enclosed porch area. In all, the new interior habitable space will be comprised of 120 SF.

The subject site lies within the R-50 General Residential Zone. Based on our review of the submitted materials, the following comments are offered for the Board's consideration:

1. **Zoning** - The subject site lies within the R-50 General Residential Zone. Review of the Variance Plan indicates the following:
  - a. **Code 205-55(C.1)** - Existing Lot Area is 4800 SF where 5000 SF is required. This is an existing non-conforming condition.

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- b. Code 205-55(C.1) – Existing Lot Width is 48 SFT where 50 FT is required. This is an existing non-conforming condition.

We note that the Zoning Schedule includes a blank parameter requirement and that the existing non-conforming condition is not noted. The plan should be revised accordingly.

- c. Code 205-55(C.3) –Existing Front Yard Setback to the house is 19.63 FT and the proposed porch addition will be in line with the structure maintaining a Front Yard Setback is 19.63 FT. Based on the average of the adjacent structures, the required minimum Front Yard Setback is 19.81 FT. The proposed porch addition complies with the setback requirement.
- d. Code 205-55(C.4) – Existing Side Yard Setbacks are 2.7 FT/11.58 FT where 4 FT/15 FT combined are required. These are existing non-conforming conditions.
- e. Code 205-55(C.4) – Existing Distances to Adjacent Structures are 11.97 FT and 12.48 FT where 15 FT is required for each. These are existing non-conforming conditions.
2. **Utilities-** Since the lot is presently developed and utilizes the existing utilities provided, no upgrades to the water or sewer systems are required.
3. **Curb and Sidewalk-** Code 172-21(A) - Curb and sidewalk is not required along the frontage of the property.
4. **Architectural Plans–** An architectural rendering and owner drafted floorplan have been provided which shows the proposed enclosure of the first story porch and the existing second floor porch remaining as-is. The existing wall between the porch and the living room will be removed as well as the chimney structure. A 4' x 8' portion of the porch will remain exterior space while the remaining 8' x 12'4" area will be new interior habitable space. A 2'8" x 8' addition will be added to the enclosed porch area. In all, the new interior habitable space will be comprised of 120 SF. New windows will be added to the along the front easterly side of the structure

We note that the floorplan and Variance Plan are not consistent as the Variance Plan shows the entire first floor deck area being enclosed while the floorplan retains a portion of the deck as exterior space. Testimony shall be provided regarding the proposed construction and the Variance Plan may need to be revised accordingly.

5. **Parking** –The proposed enclosure and addition will not impact the onsite parking. Adequate space will remain for the parking of two (2) vehicles.
6. **Flood Zone** – The property lies within Flood Zone is AO with a Base Flood Elevation Depth of 1.0 FT. and the Preliminary Map includes this property within the Unshaded "X" Zone. All construction shall be in accordance with the applicable flood zone regulations.

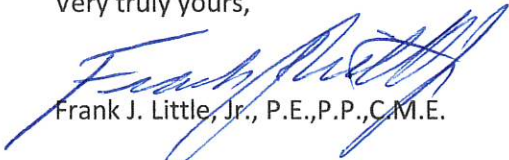
7. **Additional Approvals/Outside Agencies** – Should the Board approve this application, additional approval requirements will be as follows:

- a. Any and all other outside agency approvals as may be required.

It is therefore recommended that should the Board approve this application, it be conditional upon consideration of the comments cited above and any other conditions the Board may wish to impose.

Upon final approval of this application, a construction estimate of site improvements will be made to determine the performance bond and inspection fees required in accordance with the Site Plan Ordinance. The performance guarantee and inspection fees shall be posted with the Township prior to signature.

Very truly yours,



Frank J. Little, Jr., P.E., P.P., C.M.E.

FJL:ASI:blg

Cc: Jackie Fife, Board Secretary ([jfife@longbeachtownship.com](mailto:jfife@longbeachtownship.com))  
L. Tyszka, PLS ([nelketyszka2@gmail.com](mailto:nelketyszka2@gmail.com))  
David & Teresa Nolan, Applicant (hard copy only)

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