

**RABAN & RABAN**

— LLC —

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December 2, 2022

Via Hand Delivery and [jfife@longbeachtownship.com](mailto:jfife@longbeachtownship.com)

Jackie Fife, Secretary

Long Beach Township Land Use Board

6805 Long Beach Boulevard

Brant Beach, NJ 08008

Re: Nikias Bulk Variance Proposal  
Block 18.36, Lot 1,  
1036A Long Beach Blvd., Long Beach Township, N.J. 08008

Dear Jackie:

As you are aware, I represent George and Mata Nikias (hereinafter referred to as the "Applicant") in the above-referenced matter, which is scheduled to be heard at the December 14, 2022 meeting of the Long Beach Township Land Use Board. Enclosed please find the following documents to supplement the application previously submitted:

1. Sheet containing four 3D renderings of the proposed renovations prepared by PDK Architects; and
2. Floor Plans and Elevations prepared by PDK Architects demonstrating the existing conditions of the home. The floor plans and elevations previously submitted show the proposed renovations.

If you have any questions, please do not hesitate to contact me. Thank you for your courtesies and attention to this matter.

Very truly yours,



JAMES S. RABAN

Jackie Fife, Secretary  
December 2, 2022  
Page 2

JSR/dh  
Encl.

Cc: Mata and George Nikias (via email)  
Phillip D. Kunz, RA, LEED AP (via email)  
Leon Tyszka, P.L.S. (via email)  
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