



**OWEN,  
LITTLE  
& ASSOCIATES  
INC.**

Engineers  
Planners  
Surveyors  
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December 4, 2023

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

<b>Re:</b>	<b>Docket #:</b>	<b>LBLUB-19-23 Variance Application</b>
	<b>Applicant:</b>	<b>Charles &amp; Erin Pesant</b>
	<b>Block:</b>	<b>11.09</b>
	<b>Lot(s):</b>	<b>1</b>
	<b>Location:</b>	<b>10415 Beach Ave</b>
	<b>OLA File No.:</b>	<b>LBLUB-23-PESANT</b>

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 Map, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc, signed by James D. Brzozowski, PE, PP and dated 09/11/2023.
- B. Architectural Plans, Two (2) Sheets, prepared by Asher Slaunwhite & Partners, LLC Architecture, and signed by Mark Asher, RA and dated 09/11/2023.
- C. Tax map sheet with the subject property highlighted.
- D. Color Photos, Two (2) color photos of the various angles of the property under construction.

The subject lot is 7,600 SF and is presently developed with a single-family dwelling that is under construction. The applicant proposes the construction of a 20 FT x 10 FT accessory building in the Northwest corner of the property which will be used for storage.

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, Single Family Residential Zone. Review of the above referenced materials indicates the following:
  - a. **Maximum Lot Coverage** – Code 205-55(C)(7) – The Maximum Lot Coverage permitted is 33.3% (2,533 SF), whereas 35.7% (2,712 SF) is proposed. A Variance is required.
- 2. **Utilities**- No changes are proposed to the existing sewer and water services.
- 3. **Architectural Plans**– The architectural plans indicate that the proposed accessory building will be comprised of two separate areas and used for storage only. No improvements or finishes are shown for the interior. The exterior of the building will match the adjacent dwelling.

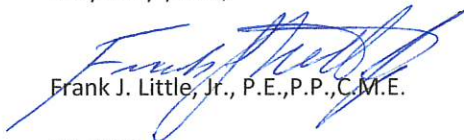
443 Atlantic City Blvd.  
Beachwood, NJ 08722  
732-244-1090  
Fax 732-341-3412  
www.owenlittle.com  
info@owenlittle.com

Frank J. Little, Jr., P.E., P.P., C.M.E.  
Douglas F. Klee, P.E., P.P., C.M.E.  
William J. Berg, P.L.S.

4. **Flood Zone** –All new construction shall comply with current requirements of the zone including flood venting of this accessory storage structure.
5. **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.

Very truly yours,



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

FJL:ASl:hmh:caa

Cc: Jackie Fife, Board Secretary ([jfife@longbeachtownship.com](mailto:jfife@longbeachtownship.com))

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