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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.

December 4, 2023

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

Re:	Docket #:	LBLUB-20-23 Variance Application
	Applicant:	Robert & Lillian Shifrin
	Block:	13.17
	Lot(s):	11
	Location:	18 E. Rhode Island Avenue
	OLA File No.:	LBLUB-23-SHIF

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. Plot Plan of Survey, One (1) Sheet, prepared by East Coast Engineering, Inc., signed by Jason M. Marciano, PE, PP and dated 09/13/2023.
- B. Architectural Plans, Two (2) Sheets, prepared by CWB Architecture, and signed by Sarah D. Jennings, AIA and dated 08/31/2023.
- C. Tax Map sheet with the subject property highlighted.
- D. Color Photos, Four (4) color photos of the various angles of the property.

The property is currently developed with a single-family dwelling. The applicants propose to raise the existing dwelling, construct a new ground level enclosure, construct a two-story addition to the rear of the dwelling and install a driveway.

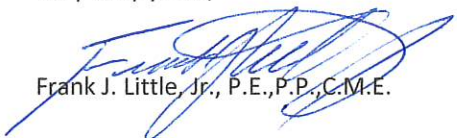
Based on our review of the submitted materials, the following comments are offered for the Board's consideration:

1. **Zoning** - The subject site lies within the R-50, Single Family Residential Zone. Review of the above referenced materials indicates the following:
 - a. **Minimum Lot Area** – Code 205-55(C)(2)(a) - A Minimum Lot Area of 4,500 SF is required, whereas 1,875 SF exists. Although the block width calculation indicates that the minimum lot size could be 3,750 SF, the Ordinance states that in no event shall the lot be less than 4,500 SF. This is an existing non-conformity, no change is proposed.
 - b. **Minimum Lot Width** – Code 205-55(C)(2)(a) - A Minimum Lot Width of 50 FT is required, whereas 25 FT exists. This is an existing non-conformity, no change is proposed.
 - c. **Side Yard Setback** – Code 205-55(C)(3) A Minimum Side Yard Setback of 4 FT is required, whereas 3.0 FT is proposed. A Variance is required. We note that the existing Side Yard Setback onsite is 2.9 FT.

- d. **Combined Side Yard Setback** – Code 205-55(C)(3) A Minimum Combined Side Yard Setback of 15 FT is required, whereas 7.0 FT is proposed. A Variance is required. We note that the existing Combined Side Yard Setback onsite is 6.8 FT.
 - e. **Distance Between Dwellings** – The proposed distance from the easterly dwelling is 10.8 FT where 15 FT is required. The existing distance is 9.8 FT. A Variance is required.
 - f. **Side Yard Setback for Driveways** – Code 205-55(C)(3) A Minimum Side Yard Setback for Driveways of 9 FT is required, whereas 4.0 FT is proposed. A Variance is required. We note that the existing Side Yard Setback onsite is 3.9 FT.
 - g. **Maximum Lot Coverage**– Code 205-55(C)(7)- Maximum Lot Coverage of 33.3% is permitted, whereas 35.0% is proposed. A Variance is required. We note that the existing Lot Coverage onsite is 36.2%.
- 2. **Parking** – Two (2) exterior spaces and one (1) garage space is proposed which is adequate for a dwelling with less than 3000 SF of floor area.
 - 3. **Utilities**- The property is serviced by the existing sewer and water services. Subject to review by the Water and Sewer Department, upgrades or replacement of these laterals may be required.
 - 4. **Architectural Plans**– The architectural plans indicate that the existing dwelling will be elevated and a 9'2" x 18' three-story addition will be constructed which will include a ground floor storage area as well as a new Master Bedroom space and a new kitchen. Once renovated, the dwelling will contain a ground floor garage/foyer and storage area as well and an elevator for access to all living levels. The first level will include three bedrooms and two bathrooms while the 2nd level will include the kitchen, dining area, living space, a half bathroom and an exterior deck. A rooftop deck is also proposed.
 - 5. **Air Conditioning Units**- The proposed air conditioning units are located at the rear of the dwelling and do not exceed 32 SF nor extend more than 4 FT into the required setback.
 - 6. **Flood Zone** –All new construction shall comply with current requirements of the zone.
 - 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.

Very truly yours,



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

FJL:ASI:hmh:caa

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