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January 30, 2024

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

Re: Docket #: LBLUB-01-24
Variance Application
Applicant: Joseph & Ginger Holko
Block: 15.81
Lot(s): 16
Location: 6 E. 50th, Brant Beach
OLA File No.: LBLUB-24-HOLKO

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. Survey of Property, One (1) Sheet, prepared by FRD Surveying, LLC, signed by Frank R. Desantis, PLS, dated 09/26/2022 and last revised 01/16/2024.
- B. Architectural Plans, Two (2) Sheets, prepared and signed by Rob Roth, Architect and dated January 2023 as follows:
 - 1. Sheet V1 – Site Plan and Existing Elevations/Floorplans
 - 2. Sheet V2 – Proposed Elevations and Floorplans
- 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.
- E. Letter from LBI Pest Control, dated 11/14/2023.

The subject site is developed with a 1 ½ story single family dwelling which is currently under construction. The permitted construction includes a new foundation to elevate the home approximately 4 FT from grade, renovate the structure and add a second-floor dormer across the rear of the dwelling. During construction, it was realized that many components of the structure were significantly damaged by Powder Post Beetles including joists, the plywood subfloor, exterior walls and studs and under windows. As a result, the applicant seeks approval to demolish the existing structure, retain the newly built foundation, and construct a new single-family home using the same design and footprint as previously approved.

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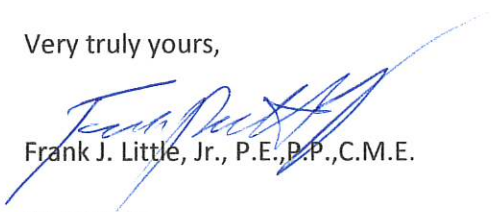
Based on our review of the submitted materials, the following comments are offered for the Board's consideration:

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 – 205-55(C)(1)** – The existing Lot Area is 3,000 SF where 3,750 SF is required due to the block width of 150 FT. This is an existing non-conforming condition, and no change is proposed.
 - b. **Minimum Lot Width – 205-55(C)(2)(a)** – The existing Lot Width is 40 FT where 50 FT is required. This is an existing non-conforming condition, and no change is proposed.
 - c. **Front Yard Setback – 205-55(C)(3)** – The existing Front Yard Setback (to the new raised foundation) is 14.7 FT where 20 FT is required. This is an existing non-conforming condition, and no change is proposed.
 - d. **Front Yard Setback – 205-55(C)(3)** – The existing Front Yard Setback (to the new raised foundation) is 14.7 FT where 20 FT is required. This is an existing non-conforming condition, and no change is proposed.
 - e. **Side Yard Setback – 205-55(C)(4)** – The Side Yard Setbacks (to the new raised foundation) are 2.7 FT and 4.9 FT on each side 5 FT and 10 FT on each side are required. This is an existing non-conforming condition, and no change is proposed.
2. **Parking** – The proposed structure is less than 3,000 SF in floor area which requires three (3) onsite parking spaces where no onsite parking exists or is proposed. We note that this structure was intended to be elevated within the existing footprint to meet the new FEMA Flood Elevation requirements and no parking was required to be provided as part of that approval.
3. **Utilities**- No changes are proposed to the existing sewer and water services. Subject to review by the Water and Sewer department, upgrades to the existing laterals may be required.
4. **Architectural Plans**– The architectural plans indicate that the front elevation of the proposed structure will be nearly identical to the existing structure and the elevations to the side and rear of the structure appear consistent with the applicant's application supplement which describes the permitted expansion to include an 2nd story dormer. No floor plans of the existing structure were provided, however, the proposed floor plans show a 4 bedroom, 2.5 bathrooms dwelling with a dining area, living area, kitchen and laundry area. Testimony shall be provided regarding the existing floorplan layout and its consistency with the proposed floorplan.

5. **Flood Zone** –All construction shall comply with the most stringent of the Township and FEMA Federal flood regulations.
6. **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:caa

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