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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-02-24**  
**Variance Application**  
**Applicant: Judith Cook**  
**Block: 8.26**  
**Lot(s): 4**  
**Location: 12011 Ocean Avenue**  
**OLA File No.: LBLUB-24-COOK**

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 Horn, Tyson & Yoder, Inc., signed by James D. Brzozowski, PE, PP and dated 07/19/2023.
- B. Architectural Plans, Two (2) Sheets, prepared by Studio Tagland, and signed by David A. Gaffin, Architect, and dated 01/08/2024.
- 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 an oceanfront single-family dwelling. The applicant proposes a 10.5 FT x 36.3 FT two-level deck addition on the Northerly side of the structure. The deck will be uncovered, and no additional site improvements are proposed.

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

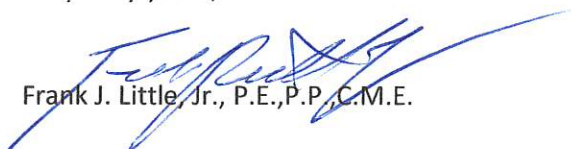
1. **Zoning** - The subject site lies within the R-50A- General Residential Zone. Review of the above referenced materials indicates the following:
  - a. **Minimum Combined Side Yard Setback** – Code 205-12(B) – Minimum Combined Side Yard Setback is 31.26 FT which is 30% of the total Lot Frontage (104.2 FT) whereas 22.9 FT is proposed. A Variance is required.

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- b. **Impervious Coverage: Yards adjacent to roads** – Code 205-33(B)(3)(a) – On lots adjacent to a paved roadway, approved impervious lot coverage shall not exceed 75% of the entire lot area nor 60% of any yard setback area whereas the existing and proposed impervious coverage in the rear yard adjacent to the road is 76.9%. This is an existing non-conforming condition.
  
2. **Parking** – Based on the calculation provided on the Variance Plan, the floor area of the existing dwelling is 4,400 SF, which requires 5 onsite parking spaces where 3 parking spaces are provided. This is an existing non-conforming condition, and the increase of deck area does not increase the total habitable floor area of the structure nor the parking requirement.
  
3. **Utilities**- The property is serviced by the existing sewer and water services. The proposed deck expansion will have no impact on the existing utility connections.
  
4. **Architectural Plans**– The architectural plans indicate that the proposed deck addition will be comprised of 2 levels and constructed at the North end of the property immediately adjacent to an existing two-level deck structure. The proposed decks will be uncovered, and no additional improvements are proposed.
  
5. **Flood Zone** –All new construction shall comply with current requirements of the zone.
  
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:ASl:caa

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