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June 24, 2026

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

Re:	Docket #:	LUB-11-26 –Bulk Variance
	Applicant:	Richard Tateossian & Kathryn Tateossian
	Block:	14.02
	Lot(s):	15
	Location:	30 W. Winifred Avenue (Beach Haven Crest)
	OLA File No.:	LBLUB-26-TATE

Dear Chairman and Members:

This office is in receipt of and has reviewed the Bulk Variance Application for the referenced site.

In addition to the application, the submission consists of the following:

- A. Variance Plan/Plot Plan for Addition, One (1) Sheet, prepared by Gravatt Consulting Group, signed by Bruce Jacobs, PE and John P. Augustine, PLS and dated 5/4/2026.
- B. Architectural Plans, Nine (9) Sheets, prepared by Handline Architects, and dated 6/26/2026.
- C. Four (4) photographs of the subject site.

The subject property is currently developed with a two-story single-family dwelling. The applicant proposes to construct a first and second story addition on the front of the home, which would include the enclosure of an existing first story deck to provide additional dining space and a new covered porch on the second floor.

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

- 1. **Zoning** - The subject site lies within the R-50 General Residential Zone. Review of the above-mentioned materials indicates the following:
 - a. **Front Yard Setback – §205-55(C)(1)** – Existing lot area is 2,400 SF where 5,000 SF is required. This is an existing non-conforming condition.
 - b. **Lot Width – §205-55(C)(1)** – Existing lot width is 30 FT where 50 FT is required. This is an existing non-conforming condition.
 - c. **Front Yard Setback – §205-11(E)(1)** – Where a lot is situated between two lots each of which is developed with a main building, the minimum front yard setback requirement of such lot may be the average of the front yard of the existing buildings but not less than 10 FT.

In this case, the proposed front yard setback is 8.31 FT where the average of the front setbacks of the homes on the two adjacent properties is 8.2 FT. Since the proposed front yard setback is less than 10 FT, a variance is required.

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- d. **Side Yard Setback – §205-55(C)(4)** – The proposed easterly side yard setback is 2.7 FT and the proposed combined side yard setback is 10 FT where 4 FT and 15 FT, respectively, are required. Although these are the setbacks as they presently exist onsite, the proposed addition is an expansion of a non-conforming setback and therefore variance relief is required.

We note that each principal building shall be provided with two side yards totaling 15 FT in width, the minimum width of one side yard being not less than 4 FT; and there be at least 15 FT between two adjacent houses as well as 9 FT to provide for a driveway.

- e. **Lot Coverage – §205-55(C)(4)** – The proposed lot coverage is 35.5% (852 SF) where the existing lot coverage is 33.8% (811.2 SF) and 33.3% (799.2 SF) is the maximum permitted. A variance is required.
- f. **Off Street Parking - §205-51(D)(1)** – Three (3) parking spaces are shown on the Variance Plan, however, two (2) of these parking spaces extend into the municipal right of way and only (1) space exists completely within the boundaries of the lot. A variance is required.
2. **Off-Street Parking** – The zoning schedule noted on the Variance Plan states that the existing dwelling and proposed additions will result in less than 3000 SF of total floor area which requires three (3) onsite parking spaces. One (1) 9 FT x 18 FT spaces is provided within the garage area as permitted by Township Code Section 205-51(D), and additional parking space is available onsite but the parking spaces will extend into the municipal right of way as indicated above which requires variance relief.
3. **Architectural Plans** - The submitted architectural plans show that a first and second story addition is proposed on the front of the home, which includes the enclosure of an existing first story deck to provide additional dining space as well as a new covered porch on the second floor. Additional renovations are planned to the interior of the home including the modification of existing wall systems and new construction. At the conclusion of the renovation, the dwelling will contain 4 bedrooms, 3 bathrooms, a kitchen, living room, new dining room, and new outdoor covered porch.
4. **Utilities**- The dwelling is currently serviced by municipal water and sewer facilities. Subject to review by the Water and Sewer Department, upgrades to the existing systems may be required.

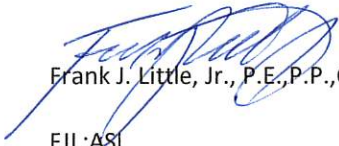
In addition, we note that the existing air conditioning condensers are currently on a bracket platform at the rear of the structure and appear to remain in place. This platform meets all setback and coverage related requirements.

5. **Flood Zone** – All construction shall be designed in accordance with the applicable regulations at time of plot plan approval.
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.

We recommend that this application be deemed complete and placed on the next agenda meeting provided the applicant has met the administrative requirements of the Ordinance.

Very truly yours,



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

FJL:ASl

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

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