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April 23, 2024

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

Re: LUB Docket No.: LBLUB-04-24- Bulk Variance
Applicant: James and Elizabeth Dobrowolski
Block: 1.48
Lot(s): 17
Location: 3 W Tebco Terrace
OLA File No.: LBLUB-24-DOB

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/Plot Plan, One (1) Sheet, prepared by Gravatt Consulting Group, signed by John P. Augustine, PLS and Bruce A. Jacobs, PE, dated 01/07/2024, unrevised.
- B. Architectural Floor Plans, Three (3) Sheets, prepared by CWB Architecture, unsigned and dated 10/31/2023, unrevised.
- C. Tax Map sheet #5 with site highlighted.
- D. Four (4) photographs of the subject property.

The subject site is developed with a two-story single family residential dwelling. The applicant proposes to construct a new 3.8 FT x 12.5 FT covered porch towards the front of the property beyond the area of the existing covered porch as well as a roof deck is also proposed as part of the renovation.

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-35, General Residential Zone.
 - a. Minimum Lot Coverage 205-58(C)(7) – Proposed Building Coverage is 33.9% (1,059 SF) where 33.3% (1,040 SF) is the maximum permitted. A Variance is required.

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b. Minimum Lot Area 205-58(C)(1) - Existing Lot Area is 3,125 SF where 4,500 SF is required. This is an existing nonconforming condition, and no variance relief is required.

2. **Architectural Plans** - The architectural plans indicate that the existing dwelling includes 3 bedrooms, 2 bathrooms, kitchen, dining room and living room as well as laundry and a lower-level garage/storage space. Sheet BD-2 of the plans indicates that 308.5 SF is allocated to ground floor living space whereas no habitable living space is permitted below the Base Flood Elevation (BFE). Testimony shall be provided related to this living space as well as the interior ground floor shower as no drains are permitted below the BFE.

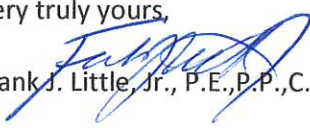
The plans show a proposed modified open deck on the second floor as well as a new spiral staircase which will provide access to a new rooftop deck. A new covered deck will also be constructed on the first floor at the front of the house.

3. **Off-Street Parking** – Three (3) off-street parking spaces are required as the total floor area of the dwelling is 1,687.3 SF (less than 3,000 SF) and three (3) proposed parking spaces are shown on the Variance Plan in accordance with the Ordinance requirement with one (1) space being within the garage area.
4. **Utilities** – The property is serviced by the existing sewer and water services and the proposed addition will not add additional demand to the water or sewer that services the dwelling. Subject to review by the Water and Sewer Department, upgrades or replacement of these laterals may be required.
5. **Flood Zone** – All new construction shall comply with current requirements of the zone. **In addition, should this renovation be deemed a Substantial Improvement, the structure must meet all current requirements of the zone which includes no habitable living space on the ground floor and adequate flood venting in all interior and exterior walls below the Base Flood Elevation. We defer to the Township Construction Department for additional review and comment.**
6. **Additional Approvals/Outside Agencies** – Should the Board approve this application, additional approval requirements will be as follows:
- c. 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.

Upon final approval of this application, a construction estimate of site improvements will be made to determine the performance bond and inspection fees required in accordance with the Subdivision Ordinance. The performance guarantee and inspection fees shall be posted with the Township prior to signature.

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)