



**OWEN,  
LITTLE  
& ASSOCIATES  
INC.**

Engineers  
Planners  
Surveyors  
GIS Specialists

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.

August 12, 2020

**Ship Bottom Land Use Board**

1621 Long Beach Blvd.  
Ship Bottom, NJ 08008

**Re: Docket # 2020:11 Variance Application**  
**Applicant: Robert and Regina Gallagher**  
**Block: 76**  
**Lot: 12.01**  
**Location: 104 E. 14<sup>th</sup> Street**  
**Attorney: Richard Visotcky, Esq.**  
**Surveyor: David von Steenburg, PLS**  
**Architect: Robert Roth, AIA**  
**OLA File No.: SBLU- 20-GALL**

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:

1. Survey of Property, One (1) Sheet, prepared by Morgan Engineering, signed by David J. Von Steenburg, PLS and dated 6/19/2020
2. Architectural Plan, One (1) Sheet, prepared and signed by Rob Roth Architects, and dated May 2020.

The subject property is presently developed with a two-story single family dwelling. The applicants propose to enlarge the existing enclosed front porch by 52 SF and a new exterior deck will be constructed on the second floor. A new landing and stairs will be built to access the enclosed front porch.

Based on our review, we offer the following for the Board's consideration:

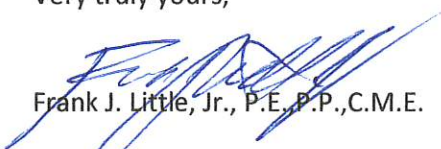
1. **Zoning** –The subject site lies within the R-3 Residential Zone. Our review of the plans indicates the following:
  - a. **Front Yard Setback**- The proposed Front Yard Setback is 11.9 FT where 15 FT is required. Although the front setback of the existing enclosed front porch is 11.9 FT, the 52 SF porch addition represents an expansion of a non-conforming front yard setback therefore variance relief is required.
  - b. **Existing Side Yard Setback** – The existing Side Yard Setback is 3.4 FT/28.1 FT where 5 FT/10 FT is required. This is an existing non-conforming condition.

443 Atlantic City Blvd.  
Beachwood, NJ 08722  
732-244-1090  
Fax 732-341-3412  
www.owenlittle.com  
info@owenlittle.com

- c. **Proposed Building Coverage** – The proposed Building Coverage is 36.14% (2168.4 SF) where 35% (2100 SF) is the maximum permitted. The existing building coverage is 35.5% (2130.4 SF). We note that the full size of the addition is not counted in coverage as the applicants propose to remove a 14 SF section of entry stair that will not be reconstructed thereby decreasing onsite coverage.
2. **Architectural Plans**-The architectural plans show that the existing first floor enclosed porch will be expanded by 52 SF ( 8 FT x 6.5 FT) and that a new landing and stair will be constructed. A second floor deck that spans the width of the house will also be built and will be accessible from the interior of the dwelling only. It does not appear that any additional improvements are proposed.
3. **Curb and Sidewalk** – Concrete curb and sidewalk exists along the frontage of the property. Should any portion of the curb or sidewalk be deteriorated or below design standard, it shall be removed and replaced at the direction of the Borough Engineer. A note shall be added to the plan.
4. **Site Fill** – Ordinance 15.23.010 is not applicable to this lot as it lies east of Long Beach Boulevard.
5. **Minimum Off-Street Parking**- Two (2) parking spaces are required for this single family use and two (2) spaces are provided.
6. **Utilities**- Sewer and water currently service the existing single family dwelling. No change is proposed and the proposed construction will not alter utility demand on the lot.
7. **Flood Zone**- The property is located in Flood Zone AE, Base Flood Elevation 8 FT as shown on Preliminary Map and Flood Zone AE, Base Elevation 7 as shown on the Effective Flood Mapping. All construction shall be in accordance with the applicable requirements for this zone.
8. **Additional Approvals** – Additional approvals will be required from any other agencies that have jurisdiction.

We recommend this application be deemed complete 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:ASI:blg

Cc: Sara Gresko, Secretary ([sgresko@shipbottom.org](mailto:sgresko@shipbottom.org))  
S. Snyder, Esq. ([stuartsnnyder@verizon.net](mailto:stuartsnnyder@verizon.net))  
R. Vistocky, Esq. ([kvlaw@kvlawfirm.com](mailto:kvlaw@kvlawfirm.com))  
D. von Steenburg, PLS  
R. Roth, AIA ([robroth@robroth.net](mailto:robroth@robroth.net))