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November 12, 2020

Ship Bottom Land Use Board

1621 Long Beach Blvd.
Ship Bottom, NJ 08008

Re: Docket # 2020-14 Special Reasons/"D" Variance Application

Applicant: John & Carolyn Saluto
Block: 18
Lot: 6
Location: 122 E 29th Street
Attorney: Richard P. Visotcky, Esq.
Engineer: Robert W. Bucco, Jr., PE, Najarian Associates
Architect: Arnie Boyle, AIA, Walters Architecture
Planning Consultant: Jason Marciano, PE, East Coast Engineering
OLA File No.: SBLU- 20-SALUTO

Dear Chairman and Members:

This office is in receipt of and has reviewed the Special Reasons/"D" 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 Najarian Associates, signed by Robert Bucco, Jr., PE, dated 10/26/2020 with no revisions.
- B. Architectural Plan, Two (2) Sheets, prepared by Walters Architecture. The plans are dated 10/09/2020 with no revisions.
- C. Color Photos, Two (2) Photos of the existing two-story structure to be demolished.

The subject property has lot dimensions of 38 FT x 75 FT and is presently occupied by a two story, two family dwelling. The applicant proposes to demolish the existing dwelling and construct a new two-story single family dwelling. The subject property is an undersized lot with existing non-conformities of lot area, lot frontage, lot width and lot depth. The proposed dwelling will require variances for number of stories on a non-conforming lot, and a Special Reasons "D" Variance for building height.

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 indicate the following for single family dwellings:
 - a. **Minimum Lot Area**- 4,000 S.F. is required, whereas 2,850 S.F. is existing. This is an existing non-conformity, no change is proposed.

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- b. Minimum Lot Width- 40 FT is required, 38 FT is existing. This is an existing non-conformity, no change is proposed.
 - c. Minimum Lot Frontage- 40 FT is required, 38 FT is existing. This is an existing non-conformity, no change is proposed.
 - d. Minimum Lot Depth- 100 Ft. minimum lot depth is required, whereas 75.0 FT. is existing. This is an existing non-conformity, no change is proposed.
 - e. Maximum Building Height- On any non-conforming lot of less than forty (40) FT in width, no building shall exceed twenty four (24) FT in height, whereas 32 FT is proposed. A Special Reasons "D" Variance is required as the proposed height exceeds the permitted height by more than 10%.
 - f. Maximum Number of Stories- On any non-conforming lot of less than forty (40) FT in width, no building shall be erected consisting of more than one (1) habitable story, whereas two (2) habitable stories are proposed. A variance is required.
2. Air Conditioning Units- The air conditioning units do not appear to be shown on the plans. The applicant should address the location of air conditioning units as any unit must adhere to the setback requirements and be included in lot coverage. Depending on testimony by the applicants, variances related to these setbacks may be required.
 3. Retaining Wall- The Variance Map indicates that a 158 LF timber retaining wall will be constructed around the perimeter of the property. A detail has been provided on the plan.
 4. Architectural Plans-The architectural plans provided show a two-story dwelling consisting of four (4) bedrooms, two and one half (2-1/2) bathrooms, elevator, garage and storage room on the ground level and a rooftop deck along with an exterior deck at the front of the house on the second floor.
 5. Curb – No concrete curb or sidewalk exists along the frontage of the property. Concrete curb and sidewalk are proposed on the Variance Plan and construction details are provided.
 6. Minimum Off-Street Parking- Two (2) parking spaces are required for a single family dwelling. The ground level garage provides one (1) parking space, however the proposed sixteen (16) FT front yard setback to the garage does not provide enough space for a vehicle without encroaching into the public right of way of 29th Street. The Variance Plan shows space for two (2) vehicles in the garage, where the Architectural Plans show the space narrowing and unlikely able to accommodate two (2) off street vehicles. The applicant shall provide testimony.
 7. Utilities- Sewer and water currently service the existing single family dwelling. No change is proposed. It should be demonstrated that the utilities are adequate to support the new dwelling. After review by the Ship Bottom Water and Sewer Department, upgrades to the existing laterals may be required.

8. **Flood Zone-** The property is located in Flood Zone AE, Base Flood Elevation 7 FT as shown on Effective Map and Flood Zone AE, Base Elevation 8 as shown on the Preliminary Map. All new construction shall be in accordance with the applicable requirements for this zone.
9. **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:ASl:caa

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