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November 11, 2020

Ship Bottom Land Use Board
1621 Long Beach Blvd.
Ship Bottom, NJ 08008

Re: Docket # 2020:15 Variance Application
Applicant: Sharon Anne Souflis
Block: 76
Lot: 22.01
Location: 109 E. 15th Street
Attorney: James Raban, Esq.
Surveyor: Leon J. Tyszka, PLS
Architect: Dario L. Pasquariello, RA, AIA
OLA File No.: SBLU- 20-SOUF

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. Variance Plan, One (1) Sheet, prepared by Nelke/Tyszka Land Surveyors, Inc., signed by Leon J. Tyszka, PLS and dated 9/30/2020.
2. Architectural Plans, Two (2) Sheets, prepared by Dario Architecture, signed by Dario L. Pasquariello, RA, AIA and dated 8/8/2020.

The subject property is presently developed with a one-story single family dwelling. The applicant is seeking to construct a second story addition above the existing one-story dwelling. Also, a two –story addition is proposed on the westerly side of the existing dwelling with a new proposed second story deck at the south west corner of the structure.

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

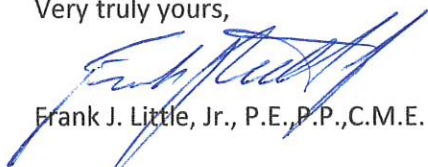
1. **Zoning** –The subject site lies within the R-3 Residential Zone. Our review of the plans indicates the following:
 - a. Lot Area – The existing Lot Area is 3400 SF where 4000 SF is required. This is an existing non-conforming condition.
 - b. Lot Frontage – The existing Lot Frontage is 20 FT where 40 FT is required. This is an existing non-conforming condition.

- c. Lot Width – The lot width is measured as a straight line horizontal distance between side lot lines at setback points on each side lot line measured from the street line at the minimum required building setback line. In this case, the lot width is measured at 15 FT from the street line which calculates to the lot width being 20 FT where 40 FT is required. A Variance is needed.
 - d. Front Yard Setback – The proposed Front Yard Setback is 5.8 FT to the new two-story addition where 15 FT is required. A Variance is needed.
 - e. Side Yard Setback – The proposed Side Yard Setback is 8.78 FT on one side where 10 FT is required. A Variance is needed.
 - f. Combined Side Yard Setback – The proposed Combined Side Yard Setback is 14.85 FT where 15 FT on both sides is required. A Variance is needed.
 - g. Rear Yard Setback – The proposed Rear Yard Setback is 2.5 FT to the second floor addition where 20 FT is required. A Variance is needed.
 - h. Number of Stories – Since the existing lot width is less than 40 FT, the structure is limited to being one-story and 24 FT in height. The applicant proposes a height is 23.62 FT which meets the requirement however two (2) stories are proposed whereas only (1) story is permitted. A Variance is required.
2. Architectural Plans-The Architectural Plans show that the first floor will contain three (3) bedrooms, a full bathroom, utility room and a one-car garage. The newly constructed second floor will provide a kitchen, dining room, family room, powder room and a master bedroom with a full master bathroom.
 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. The existing FFE is 9.50. 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:ASl:blg

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Sharon Anne Souflis, Applicant

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