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June 30, 2021

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

Re:	Docket # 2021-07	Special Reasons "D" Variance Application
	Applicant:	Jerry & Lisa Scaturro
	Block:	74
	Lot:	2
	Location:	1413 Central Avenue
	Attorney:	Richard P. Visotcky, Esq.
	Engineer:	James D. Brzozowski, PE, PP
	Architect:	Sean P. McGovern, AIA
	OLA File No.:	SBLU- 21-SCAT

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 Map, One (1) Sheet, prepared by Horn, Tyson & Yoder, Inc. The map is signed by Robert G. DeBlois, PLS and James D. Brzozowski, PE, PP and dated 10/30/2014 with latest revision date of 06/16/2021.
- B. Architectural Floor Plan and Elevation Drawings, Three (3) Sheets, prepared by Architectural Intergity, LLC. The map is signed by Sean P. McGovern, AIA and dated 04/25/2021 with no revisions.

The subject property is presently developed with a duplex dwelling in the OR (Office Residential) Zone which is not permitted. The applicant is seeking to raise and relocate the existing duplex structure to remove the front yard setback deficiency that currently exists and add a new deck in the rear. No alterations to the existing structure footprint are proposed. A Use Variance is required to permit the duplex in the OR (Office Residential) Zone.


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

- 1. **Zoning** –The subject site lies within the Office Residential (OR) Zone. Our review of the plans indicates the following:
 - a. **Special Reasons "D" Variance**- A single family dwelling is not permitted in the OR Zone. A Special Reasons "D" Variance is required.

2. **Architectural Plans**-The Architectural Plans indicate the elevated duplex alterations to include an elevator, new garages and storage areas and new rear decks.
3. **Curb, Sidewalks and Driveways** – One (1), twenty (20) Foot wide driveway opening is permitted. The plans indicate two (2) openings, one (1) twenty (20) Foot and one (1) twelve (12) Foot. A variance is required from Section 16.52.080 C.1.
4. **Site Fill** – Ordinance 15.23.010 applies to this property as it lies west of Long Beach Boulevard. The site shall be filled sixteen (16) inches above the centerline road grade at the midpoint of the lot. The plans conform with the ordinance.
5. **Retaining Wall/Drainage**- The variance Map shows a retaining wall to be installed around the perimeter of the property with a top of wall elevation ranging from 3.5 Ft. to 5.0 Ft. Six (6) drainage inlets are proposed for stormwater mitigation.
6. **Air Conditioning Units**- The air conditioning units appear to be located on the west side of the structure and meets the minimum requirements.
7. **Minimum Off-Street Parking**- Two (2) off street parking spaces are required for each unit. Two spaces are provided in a stacked pattern inside the garage. Adequate parking will be provided without encroaching into the public right of way of Central Avenue.
8. **Flood Zone**- The property is located in Flood Zone AE, Base Flood Elevation 7 FT as shown on Effective FIRM Flood Map and Flood Zone AE, Base Elevation 8 as shown on the Preliminary FIRM Map. All new construction shall be in accordance with the applicable requirements for this zone.
9. **Utilities**- Sewer and water currently service the existing dwelling. No change is proposed and the proposed construction will not alter utility demand on the lot.
10. **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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