



**OWEN,
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August 8, 2023

Ship Bottom Land Use Board

1621 Long Beach Blvd.
Ship Bottom, NJ 08008

Re: Applicant: Estate of Rosemarie M. Evaul., By: Michelle M. Evaul,
Executrix
Block(s): 31
Lot(s): 3
Address: 106 23rd Street
Type of Application: Special Reasons "D" Variance and Bulk Variances
Docket No.: 2023-06
OLA File No.: SBLU-23-ROSE
Second Review

Dear Chairman and Members:

Our office is in receipt of the following for review as it relates to the above-referenced application:

- A. Variance Plan, One (1) Sheet, prepared by JCR Engineering, LLC, signed by Robert A. Woodcock P.E., P.P. The plan is dated 03/28/2023 **with a revision date of 08/03/2023.**
- B. Architectural Plans, One (1) Sheet, prepared by Rob Roth Architects, Inc, signed by Rob B. Roth Jr. A.I.A. The plans are dated Oct. 2022, **with a revision date of 07/11/2023.**
- C. Boundary and Topographic Survey, prepared by Morgan Engineering & Surveying, signed by David J. Von Steenburg. The plans are dated 01/17/2023 with no revisions.
- D. Two (2) Color Photos showing various angles of the location.
- E. Tax Map Sheet #6 with property highlighted.

The subject property is 20 FT x 100 FT and is presently developed with 1.5 story non-conforming single-family dwelling.

The applicant proposes to demolish the existing dwelling and construct a new two-story single-family residential dwelling and two (2) onsite parking spaces.

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Based on this review, the following variances and existing non-conforming conditions exist:

1. **Zoning** –The subject site lies within the OR – Office Residential Zone. Our review of the plans indicates the following:
 - a) **Maximum Building Height 16.36.010(C)** Maximum Building Height of 24 FT and one habitable story is permitted on any non-conforming lot of less than 40 FT in width and shall not consist of more than one (1) habitable story or exceed 24 FT in height., **whereas 29.33 FT (the height was previously 31.5 FT)** and two habitable stories are proposed. Since the proposed height exceeds the permitted height by more than 10% and two (2) habitable stories are proposed whereas only one (1) story is permitted, a Special Reasons/"D" Variance is required.
 - b) **Minimum Lot Area- 16.36.010(D)**- Minimum Lot Area of 4,800 SF is required, whereas 2,000 SF is provided. A variance is required.
 - c) **Minimum Lot Width 16.36.010(D)**- Minimum Lot Width of 60 FT is required, whereas 20 FT is provided. A variance is required.
 - d) **Minimum Lot Frontage 16.36.010(D)**- Minimum Lot Frontage of 60 FT is required, whereas 20 FT is provided. A variance is required.
 - e) **Minimum Side Yard Setback- 16.36.010(D)**- Minimum Side Yard Setback of 10 FT is required, whereas 3 FT is proposed. A variance is required.
 - f) **Minimum Combined Side Yard Setback- 16.36.010(D)**- Minimum Combined Side Yard Setback of 15 FT is required, whereas 6 FT is proposed. A variance is required.
 - g) **Minimum Accessory Side Yard Setback (A/C Unit) - 16.36.010(D)** Minimum Accessory Side Yard Setback of 5 FT on one side is required, whereas 3 FT is proposed. A variance is required.
 - h) **Maximum Building Coverage 16.36.010(D)** Maximum Building Coverage of 35% is permitted, whereas **38.15% (41.2% was previously proposed)** is proposed. A variance is required.
2. **Architectural Plans** – The architectural plans indicate a proposed two-story dwelling **with three (3) bedrooms**, two and a half (2-½) bathrooms, a kitchen, dining area, **a sitting area** and living area as well as a lower enclosure that will provide one (1) parking space. The remainder of the lower enclosure will be accessible via separate entry doors and shall only be used for storage. The applicant shall provide testimony. **An uncovered deck is proposed on the first floor.**
3. **Onsite Parking** – Two (2) parking spaces are required for this residential use and two (2) spaces are provided onsite including one (1) space within the garage area.
4. **Utilities**- The property is currently serviced by existing sewer and water laterals and no changes are proposed. Subject to review by the Water and Sewer Department, upgrades to the existing laterals may be required.

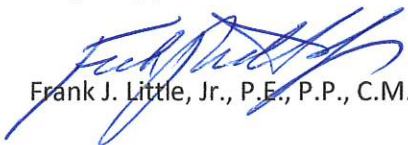
5. **Concrete Curb**– Twelve (12) Feet of depressed concrete curb is proposed along the frontage of the property for driveway access. Concrete curb shall be installed along the remainder of the property frontage.
6. **Filling of Lots West of Long Beach Boulevard** – 15.23.010- Any new construction on any interior lots West of Long Beach Boulevard shall be raised 16 inches above the centerline of the road grade, at the midpoint of the lot.

The proposed Variance Plan demonstrates that this lot will be filled so that the midpoint of the lot provides a grade of 4.5 FT (centerline of road is 3.2 FT) and retaining walls will be constructed along the side property lines.

7. **Air Conditioning Units** – The applicant shall address the intended location of the air conditioning units for this building as all air conditioning units must adhere to the setback requirements of the zone. Testimony shall be provided.
8. **Flood Zone**- All construction shall adhere to the most stringent FEMA flood requirements at the time of construction.
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:ASI:caa:hmh

Cc: Sara Dela Cruz, Land Use Board Secretary, (sdelacruz@shipbottom.org)
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Estate of Rosemarie M. Evaul., By: Michelle M. Evaul, Executrix