



**OWEN,
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April 10, 2024

Ship Bottom Land Use Board

1621 Long Beach Blvd.
Ship Bottom, NJ 08008

Re: Applicant: Emily Raleigh & Robert H. McGeehan
Block(s): 64
Lot(s): 29
Address: 245 W 17th Street
Type of Application: Bulk Variance Application
Docket No.: 2024-03
OLA File No.: SBLU-24-RALEIGH

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 Horn, Tyson & Yoder, Inc., signed by James D. Brzozowski, PE, PP, and dated 01/18/2024.
- B. Architectural Floorplans and Elevations, Two (2) Sheets, prepared by Architectural Integrity, LLC, unsigned and dated 01/23/2024.

The subject property is 3,000 SF in total lot area and currently improved with an elevated one-story single-family dwelling. The applicants propose to construct a one-story addition at the rear of the home with a screened in patio/porch below.

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

- 1. **Zoning** – The subject site lies within the R-2 Single Family Residential Zone. Our review of the plans indicates the following:
 - a) **Minimum Lot Area 16.28.010(D)** – Existing Lot Area is 3000 SF where 4000 SF is required. This is a pre-existing non-conforming condition and no change is proposed.
 - b) **Minimum Lot Frontage 16.28.010(D)** – Existing Lot Width is 30 FT where 40 FT is required. This is a pre-existing non-conforming condition and no change is proposed.
 - c) **Minimum Front Yard Setback 16.28.010(D)** – Existing Front Yard Setback is 10.5 FT where 15 FT is required. This is a pre-existing non-conforming condition and no change is proposed.

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- d) **Minimum Side Yard Setback 16.28.010(D)** – Proposed Combined Side Yard Setback is 9.5 FT where 15 FT is required. One side yard setback is required to be at least 10 FT where 1.6 FT is proposed to the new addition. The proposed westerly side yard setback is 7.9 FT. Variances are required for Side Yard Setback and Combined Side Yard Setback as the proposed addition, although proposed at the identical setbacks as the existing dwelling, represents an expansion of a non-conforming structure.
- e) **Maximum Building Coverage 16.28.010(D)** – Proposed Building Coverage is 42.5% (1,275 SF) where 35% (1,050 SF) is the maximum permitted. The A Variance is required as the proposed building coverage exceeds the permitted building coverage by 225 SF. We note that the existing Building Coverage onsite is 34.6% (1,038 SF).
- f) **Maximum Height 16.28.010(D)** – Proposed Building Height is 24.9 FT where 24 FT is the maximum permitted on a lot less than 40 FT in width. A Variance is required. The applicant is maintaining the one-story of living space that is required on a 40 FT wide lot and the existing height of the dwelling is 24.9 FT. The applicant shall provide testimony regarding prior approvals received for the 24.9 FT overall building height.
2. **Architectural Plans and Lower Enclosure**– The architectural plans indicate a 207 SF one-story addition which will provide a new master bedroom, bathroom and hallway as well as a new outdoor shower on the main living floor. The existing kitchen and bathroom will also be extended. Once complete, the dwelling will include 3 bedrooms, 2 bathrooms, kitchen and living room spaces.

The area under the addition on the ground floor will be a screened in patio with a concrete slab floor.

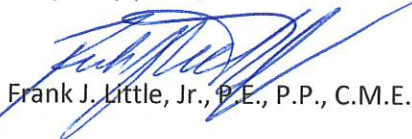
We note that the lower enclosure area has several rooms with sliding barn doors and no flood vents are shown on the drawings. All fully enclosed areas below the lowest floor shall be used solely for parking of vehicles, building access, or storage only. The enclosures shall be designed to automatically equalize hydrostatic flood forces by allowing for the entry and exit of floodwaters within each walled area and have these openings documented on an elevation certificate. Also, a deed restriction is required to be recorded in the Office of the County Clerk or the Registrar of Deeds and Mortgages as the enclosure is greater than six feet in height prior to the start of any site disturbance (including pre-construction earth movement, removal of vegetation and structures, or construction of the project), whichever is sooner. Deed restrictions must explain and disclose that: (1) The enclosure is likely to be inundated by floodwaters which may result in damage and/or inconvenience (2) The depth of flooding that the enclosure would experience to the flood hazard area design flood elevation; and (3) The deed restriction prohibits habitation of the enclosure and explains that converting the enclosure into a habitable area may subject the property owner to enforcement.

Testimony shall be provided.

3. **Onsite Parking** – Two (2) parking spaces are required for this residential use and no spaces are provided onsite. A Variance is required as the existing use is being expanded advancing the need for onsite parking. A 9.4 FT wide curb cut exists and review of online street view imagery shows that a car is parked in the front yard area, however, the vehicle extends into the right-of-way which does not constitute a required 9 FT x 18 FT parking stall. A variance is required.
4. **Utilities**- The property is currently serviced by existing sewer and water laterals and it appears that the existing services will be used and no upgrades to these utilities are proposed. The applicant shall provide testimony.
5. **Concrete Curb and Sidewalk**– As noted above, curb, as well as sidewalk, exist along the frontage of the property. Should any portion of this curb or sidewalk be damaged, deteriorated or below design standard, it shall be removed and replaced at the direction of the Borough Engineer. This note shall be added to the Variance Plan.
6. **Air Conditioning Units** – A new air conditioning unit will be installed on the westerly side of the dwelling and will adhere to the 5 FT setback requirement. The plans should note that the platform must meet the design flood elevation.
7. **Flood Zone**- All construction shall adhere to the most stringent FEMA flood requirements at the time of construction.
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:caa

cc: Sara Dela Cruz, Land Use Board Secretary, (sdelacruz@shipbottom.org)
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Architectural Integrity, Applicant's Architect