



**OWEN,
LITTLE
& ASSOCIATES
INC.**

Engineers
Planners
Surveyors
GIS Specialists

April 10, 2024

Ship Bottom Land Use Board

1621 Long Beach Blvd.
Ship Bottom, NJ 08008

Re: Applicant:	Peter & Lilly LaRuffa
Block(s):	29
Lot(s):	11
Address:	108 E 24th Street
Type of Application:	Special Reasons/ "D" Variance & Bulk Variance Application
Docket No.:	2024-04
OLA File No.:	SBLU-24-LARUFFA

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 Nelke, Tyszka Land Surveyors, LLC, unsigned and dated 11/12/2013, unrevised.
- B. Architectural Floorplans and Elevations, One (1) Sheet, prepared by Rob Roth Architect, Inc., unsigned and dated January 2024, unrevised.

The subject property is currently developed with a one and a half story single family dwelling. The applicant proposes to raise the walls and roof line on the second floor/half story of the home to add additional living space on the second floor/half story.

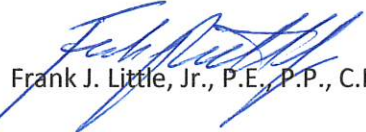
Based on this review, we offer the following for the Board’s consideration:

- 1. **Zoning** – The subject site lies within the R-3 Single Family Residential Zone. Our review of the plans indicates the following:
 - a) **Special Reasons Variance/ "D" Variance 16.32.010(C)** - On any non-conforming lot of less than 40 feet in width no building shall be erected consisting of more than one habitable story whereas two stories are proposed. A Special Reasons/ "D" Variance is required. We note that the existing structure appears to have one bedroom on this level and the construction will further expand this existing bedroom and also provide a bathroom and closet.
 - b) **Minimum Lot Area 16.32.010(D)** – Existing Lot Area is 2,000 SF where 4,000 SF is required. This is a pre-existing non-conforming condition and no change is proposed.

- c) **Minimum Lot Width 16.32.010(D)** – Existing Lot Width is 20 FT where 40 FT is required. This is a pre-existing non-conforming condition and no change is proposed.
 - d) **Minimum Lot Frontage 16.32.010(D)** – Existing Lot Frontage is 20 FT where 40 FT is required. This is a pre-existing non-conforming condition and no change is proposed.
 - e) **Minimum Side Yard Setback 16.32.010(D)** – Proposed Combined Side Yard Setback is 5 FT where 15 FT is required. One Side Yard Setback is required to be at least 10 FT where 3 FT is proposed to the new addition. The proposed Westerly side yard setback is 2 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.
2. **Architectural Plans** – The architectural plans indicate that the existing side walls and roof will be extended so as to accommodate an expanded bedroom on the second level along with a new bathroom and closet. The ceiling height of this second-floor space will be 6'-4" and no additional improvements are proposed on the plans.
 3. **Onsite Parking** – Two (2) parking spaces are required for this residential use and one (1) space is provided onsite. A Variance is required as the existing use is being expanded advancing the need for onsite parking.
 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**– Concrete 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** – Testimony shall be provided regarding the current location of any existing mechanical platform and its compliance with setback regulations and 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)
J. Coronato, Esq. Land Use Board Attorney (joesr@coronatolaw.net)
J. Raban, Esq., Applicant's Attorney (jraban@regraban.com)
Peter and Lilly LaRuffa, Applicants
Nelke Tyszka Land Surveyors, Applicant's Engineer
Rob Roth, Architect, Applicant's Architect

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