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May 12, 2020

Chairman and Members
Borough of Harvey Cedars
Land Use Board
7606 Long Beach Blvd.
Harvey Cedars, NJ 08008

Re: Docket No.: 2020-06
Variance Application
Applicant: 84th Street, LLC
Block: 83, Lots: 9.01
Location: 16 East 84th Street
OLA File No.: HCLU-2020-06

Dear Chairman and Board Members:

This office is in receipt of and has reviewed the Variance Application for the above referenced site.

The single family dwelling onsite is presently under construction. The applicant proposes the installation of a raised pool with stairs in the rear yard area along with 382 SF of composite decking. Also, the applicant proposes to include a 123 SF +/- heated foyer area which exceeds the 100 SF of permitted heated space.

The submission consists of the following:

- A. Variance Plan, One (1) Sheet, prepared by Najarian Associates, Inc., signed by Robert W. Bucco, Jr., PE, PP, CPWM and dated 3/27/2020.
- B. Architectural Plans, Three (3) Sheets, prepared by Walters Architecture, signed by Arnold E. Boyle, AIA, dated 1/23/19 and last revised 2/25/20.
 - 1. Sheet B- 1 Site Plan
 - 2. Sheet B-2 East and North Elevations
 - 3. Sheet B-3 South and West Elevations

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

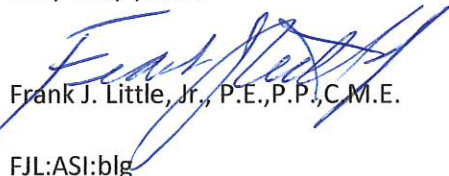
- 1. **Zoning** – The subject site lies within the R-A Single Family Residential District and is an oceanfront lot improved with a dwelling which is under construction. The Variance Plan submitted indicates the following:
 - a. Ordinance 13-7.3(A) - Proposed Building Coverage is 38% (2850 SF) where 33% (2475 SF) is the maximum permitted. The increase in building coverage is due to the installation of raised decking in excess of 12 inches in height surrounding the swimming pool which is considered building coverage.

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- b. Ordinance 13-17.5(A) – Proposed 8 inch wide pool coping is proposed whereas 3 FT wide coping is required.
 - c. Ordinance 13-7.8 – The proposed coverage of structures 12” above grade is 38% (2850 SF) where 33% (2475 SF) is the maximum permitted. The increase in building coverage is due to the installation of raised decking in excess of 12 inches in height surrounding the swimming pool which is considered building coverage.
 - d. The applicant proposes 246 LF of pool compliant fence however it appears that this fence extends beyond the building line as it is shown on the tax map. The Variance Plan must be revised to indicate the building line and the proposed fence shall not extend beyond the line. Revised plans will be required.
 - e. Although not dimensioned on the Variance Plan, the distance between the pool stairs and the dwelling appears to be approximately 2 FT +/- . The applicant shall confirm. Based on this offset, a Variance is required as the minimum dimension between two (2) structures is 8 FT whereas 2 FT +/- is proposed.
 - f. The applicant proposes approximately 123 SF of heated foyer space below the first floor living space whereas the Board permits no more than 100 SF of unheated foyer space. The Board cannot supersede the NFIP requirements which indicate the foyer cannot be heated space. Therefore, the Board can only review a variance for the 123 SF of unheated space.
2. **Architectural Plans**- The architectural plans provided show a site plan and elevations only. The dwelling is presently under construction and the applicant shall provide additional detail regarding the heated space within the foyer area.
3. **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.

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84th Street, LLC