



Engineers  
Planners  
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GIS Specialists

Frank J. Little, Jr., P.E., P.P., C.M.E.  
Douglas F. Klee, P.E., P.P., C.M.E.  
William J. Berg, P.L.S.

May 12, 2020

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

**Re: Docket No.: 2020-07**  
**Variance Application**  
**Applicant: Pizer Living Trust**  
**Block: 71, Lots 5.03 and 5.04**  
**Location: 18 Kinsey Lane**  
**OLA File No.: HCLU-2020-07**

Dear Chairman and Board Members:

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

In addition to the application, the submission consists of the following:

- A. Variance Plan, One (1) Sheet, prepared by Nelke / Tyszka Land Surveyors, LLC, signed by Leon Tyszka, P.L.S., dated 4/10/2020 with no revisions.
- B. Architectural Plans, Two (2) Sheets, prepared by Rob Roth Architects, Inc., signed by Rob Roth, Architect and dated May 2018.
  1. Sheet P-1 Floorplans
  2. Sheet P-2 Elevations
- C. Color Photographs, two (2) color photographs have been provided showing the existing conditions of the dwelling.

The applicant proposes to raise and reconstruct dwelling in the same footprint as exists due to destruction by a recent fire.

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

1. **Zoning** – The subject site and existing dwelling lies within the R-A Single-Family Residential District.
  - a. **Side Yard Setback**- Minimum Side Yard Setback of 10 FT each is required, whereas 8 FT is proposed on one side and 10 FT on the other side. The existing footprint maintains an 8 FT and 10 FT setback as well.

443 Atlantic City Blvd.  
Beachwood, NJ 08722  
732-244-1090  
Fax 732-341-3412  
www.owenlittle.com  
info@owenlittle.com

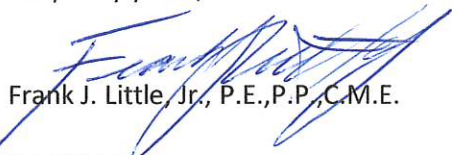
2. **Architectural Plans**- The architectural plans show a single family dwelling with five (5) bedrooms and three and one half (3-1/2) bathrooms, kitchen, family room, living room, dining room, and 1-car garage
3. **Off Street Parking**- Two parking spaces are required and adequate parking space is available onsite.
4. **Lot Fill** – This lot is required to meet the Borough’s Fill Ordinance requirements by providing 20 inches of additional fill where needed and raising the existing structures to meet minimum Flood Zone Regulations. The plan must be revised accordingly.
5. **Flood Zone** – The Preliminary Flood Zone is AE with a Base Flood Elevation of 7.0 FT. The Borough requires an additional foot of freeboard which requires the first floor elevation be 8.0 FT. The proposed First Floor Elevation is 8.0 FT which complies with the FEMA requirements.

The Variance Plan shall be revised to reflect the correct Flood Zone requirements as the Effective Map and Preliminary Map both require a Base Flood Elevation of 7.0 FT.

6. **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:blg

Cc: Christine Lisiewski, LUB Secretary ([tax@harverycedars.org](mailto:tax@harverycedars.org))  
S. Snyder, Esq. ([stuartsnnyder@verizon.net](mailto:stuartsnnyder@verizon.net))  
R. Visotcky, Esq. ([kvlaw@kvlawfirm.com](mailto:kvlaw@kvlawfirm.com))  
L. Tyszka, PLS ([nelketyszka2@gmail.com](mailto:nelketyszka2@gmail.com))  
R. Roth, Architect ([robroth@robroth.net](mailto:robroth@robroth.net))  
Pizer Living Trust, Applicant