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March 11, 2020

**Chairman and Members
Borough of Harvey Cedars Land Use Board**

7606 Long Beach Blvd.
Harvey Cedars, NJ 08008

**Re: Docket #2020-03
Variance Application
Applicant: Edward & Katherine Marceski
Block 37, Lot 9.01
Location: 6305 Long Beach Boulevard
OLA File No.: HCLU- 2020-03**

Dear Chairman and Members:

This office is in receipt of and has reviewed the Final Major Site Plan / Variance Application for the referenced site.

The plan submission consists of the following:

- A. Variance Map, one (1) sheet, prepared by Horn, Tyson & Yoder, Inc, signed by James D. Brzozowski, P.E., P.P. and Robert G. deBlois, PLS, dated 01/10/2020 with no revisions.
- B. Architectural Plans, four (4) sheets, prepared by Adamson, Riva & Lepley, Architects, The plans dated 02/25/20 are unsigned.

The applicant proposed the construction of a new elevator shaft, porch, relocation of the existing outside shower and the addition of a rooftop deck. The applicant seeks variance relief for side yard setback and lot coverage. After review by this office, it was determined that the applicant will also require variances for building height and rooftop deck rail height.

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

1. **Zoning:**

The subject site lies within the RA –Single Family Residential Zone. The following setbacks are required:

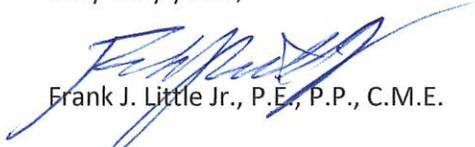
- a. **Side Yard Setback-** A 10 FT minimum Side Yard Setback is required, whereas 8.5 FT is existing and 8.2FT is proposed. A variance is required.

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- b. **Lot Coverage-** Maximum building coverage shall not exceed 33%, whereas 35.5% is existing and 37.0% is proposed. A variance is required.
- c. **Height Limits-** Pursuant to ordinance section 13-7.2(c), No building or structure shall exceed a maximum sloped roof height of thirty two (32) feet. When existing setbacks do not meet or exceed the minimum required setbacks of the district, the height shall not exceed thirty (30) feet.
 - (1) **Maximum Roof Peak Height –** Maximum Roof Peak Height is 30 FT, whereas 29.9 FT exists. No change is proposed.
 - (2) **Maximum Height of a Flat Roof (Rooftop Deck)-** Pursuant to ordinance section 13-7.2(c), maximum height of a flat roof shall not exceed 26 FT, whereas 27.9 FT is proposed. A variance is required. We note that the permitted flat roof height on a conforming lot is 28 FT which is four (4) FT below the permitted pitched roof height of 32 FT. Therefore, the flat roof height for a lot with nonconforming setbacks shall be four (4) feet below the permitted roof height of 30 FT, i.e., 26 FT.
 - (3) **Maximum Height of Roof Deck Railings-** Pursuant to ordinance section 13-7.2(c), maximum height of rooftop deck railings shall not exceed 29 FT, whereas 30.9 is proposed. A variance is required. We note that the permitted roof height for a conforming lot is 32 FT and the railing height permitted is 31 FT (One (1) Foot below the roof height). Therefore, the height for a lot with nonconforming setbacks is 30 FT which then permits a railing height one (1) FT below the roof height of 30 FT, i.e., 29 FT.
- 2. **Architectural Plans-** Architectural plans show the addition of an elevator shaft with associated alterations to the porch, stairwell and decks to accommodate the elevator.
- 3. **Sewer and Water-** No changes are proposed to the sewer or water utilities presently servicing the dwelling.
- 4. **Flood Zone –** The subject site is located within the unshaded X Zone as shown on the Preliminary FIRM map 34029C0509G. The existing finish floor elevation is 20.6. No change is proposed. Any new construction must comply with current FEMA regulations for this zone.
- 5. **Additional Approvals/Outside Agencies -** Should the Board approve this application, additional approvals may be required from any other agency having jurisdiction.
 - a. Compliance with all technical revisions and/or additional information previously indicated.
 - b. Any and all other outside agency approvals as may be required.
 - c. Posting of the required bonds and inspection fees, should site improvements be required.

We recommend this application be deemed complete provided it has met the administrative requirements of the Borough's Ordinance.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Frank Little Jr.', is written over the typed name.

Frank J. Little Jr., P.E., P.P., C.M.E.

FJL:ASI:blg

cc: Christine Lisiewski, Secretary (tax@harveycedars.org)
S. Snyder, Esq. (stuard Snyder@verizon.net)
J. Raban, Esq. (jraban@regraban.com)
James D. Brzozowski, P.E. (JimB@HTYoder.com)
S. Lepley, AIA (slepley@adamsonriva.com)
Edward and Katherine Marceski, Applicant

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