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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.

December 09, 2020

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

**Re: Docket #2020-13
Variance Application
Applicant: Richard & Hilary Fiorella
Block 64, Lot 5
Location: 23 W. 80th Street
OLA File No.: HCLU- 2020-13**

Dear Chairman and Members:

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

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

- A. Set of three (3) drawings prepared by D2A Architecture & Design, LLC. The plans prepared by Dean A. Andricsak, AIA, are unsigned or dated.

The applicant proposes to construct an elevator on the west side of the existing reverse living residential dwelling. The addition of this elevator shaft will require variances for side yard setback, floor area ratio and building coverage. The exterior of the elevator shaft will be finished with the same materials as the existing dwelling. As the dwelling was constructed as a modular home, the retrofitting of the structure to accommodate an elevator on the interior of the dwelling is not feasible.

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

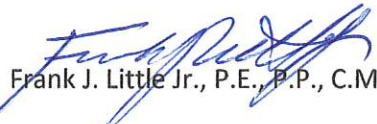
1. **Zoning:** The subject site lies within the RA–Single Family Residential Zone. The following setbacks are required:
 - a. **Side Yard Setback-** Proposed Side Yard Setback on the westerly side of the structure is 5.0 FT whereas 10 FT is required. A variance is required.
 - b. **Floor Area Ratio-** Proposed Floor Area Ratio is 50.5% whereas 50% maximum is allowed. A "D" variance is required.
 - c. **Building Coverage-** Proposed Building Coverage is 33.7% whereas 33% is allowed. The existing coverage is 33.05%. The proposed elevator shaft with further the expansion of this non-conformity. A variance is required.

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 an elevator shaft (5.5 FT x 6.0 FT) extending from the ground level to the second floor on the west side of the existing dwelling. It is noted that the Site Location Plan shows a setback of 6.3 FT to the existing deck on the westerly lot adjacent to the subject property, therefore a separation of 11.3 FT will remain after the construction of the elevator shaft.
3. **Off Street Parking**- Two (2) parking spaces are required and adequate parking space is available onsite.
4. **Flood Zone** – The subject site is located within the AE (7) Zone as shown on the Effective FIRM Map and the AE (7) Zone as shown on the Preliminary FIRM Map. 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.

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

Very truly yours,



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)
D. Andricsak, AIA (dean@d2adesign.com)
Richard & Hilary Fiorella, Applicants (hil97@aol.com)