



TO:	Michael Paparone
FROM:	Timothy P. Lurie
DATE:	October 1, 2019 REVISED November 19, 2019
JOB NO:	19-491.00
PROJECT:	325 Jefferis Avenue Beach Haven, NJ Block 40, Lot 17
COPY:	File

MEMORANDUM

RE: Zoning Analysis / Feasibility Study for 325 Jefferis Avenue, Beach Haven, NJ

This study has been prepared utilizing the Beach Haven Borough Municipal Code, recent property survey performed by DWSA, and proposed building addition architectural plans by Holliday Architects.

1. Proposed Improvements

Proposed for the property is a front building addition and new front deck. It appears from the architect plans the 1st and 2nd floor building lines are to be extended to the existing deck line above the garage door. The proposed deck from the architectural plans will then match the existing deck's ultimate front line at a setback of 15.0' from the front lot line. The proposed deck will match the width of the house at 24'. However, the homeowner is looking to extend the deck as shown in the architectural drawings an additional 2' in depth which will encroach into the front yard setback. Appendix A contains proposed architectural drawings and a sketch of the proposed improvements on the survey.

2. FEMA Flood Zone and Freeboard Requirements

The property is located in Flood Zone AE with a Base Flood Elevation (BFE) of 8 FT (NAVD 88). The property is NOT located in a Coastal A Zone. The township requires a minimum freeboard of one foot for the minimum first floor elevation, therefore the minimum first floor elevation is 9 FT (NAVD 88).

3. R-B Two-Family Residential District

The property is located within the R-B two-family residential district. Single family dwellings are permitted within the district.



4. Area and Yard Requirements

The following lists the bulk requirements for a single-family dwelling in the R-B District as per the Zoning Ordinance Section 212-12:

<u>Lot Requirements</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Min. Lot Area	4,000 SF	4,000 SF	4,000 SF
Min. Lot Width	40 FT	40 FT	40 FT
<u>Principal Building Setback</u>			
Min. Front Yard	15 FT	15.0 FT (To Deck)	13.0 FT (To Deck) (V)
Min. Side Yard (Each)	5 FT	5.0 FT	5.0 FT
Min. Side Yard (Combined)	16 FT	16.0 FT	16.0 FT
Min. Rear Yard	8 FT	26.9 FT	26.9 FT
<u>Principal Building Height</u>			
Max. Peak Height from Street Centerline Grade (4.2)	35 FT	N/A	No Change
Max. Stories	3 Stories	2 Stories	2 Stories
<u>Lot Coverage</u>			
Max. Lot Coverage	35 % (1,400 SF)	33.6% (1,344 SF)	37.1% (V) (1,483 SF)
Max. Impervious Coverage	75 % (3,000 SF)	53.6% (2,142 SF)	53.6% (2,142 SF)

(V) = Variance Required



5. Coverage Breakdown

- a. Maximum Lot Coverage is the maximum area occupied by buildings, roofed structures, or any unroofed structure greater than 12" above grade per ordinance section 212-3. Per ordinance section 212-9.F, maximum lot coverage is calculated as 35% of the lot area for a maximum of 1,400 SF allowed. The existing lot coverage is 1,344 SF (33.6%). The deck addition before the 2' extension is 91 SF of new deck area. The 2' deck extension is an additional 48 SF, for a total of 139 SF of new deck area. Proposed building and deck addition / extension add an additional 139 SF of lot coverage for a total of 1,483 SF (37.1%), which is 83 SF over the maximum allowed. The 91 SF of new deck area as shown on the architect plans is shaded in red on the sketch in Appendix A. The 48 SF 2' deck extension is shaded in blue.
- b. Maximum Impervious Coverage is the maximum area occupied by lot coverage as defined above plus all other impervious surfaces such as driveways, patios, concrete, pavers and pools per ordinance section 212-3. Ornamental coverage of stone on a lot shall not be counted towards impervious coverage if the stone is not used as a driveway or parking area per ordinance section 212-3. Per ordinance section 212-27.B(3), maximum impervious coverage is calculated as 75% of the lot area for a maximum of 3,000 SF allowed. The existing impervious coverage is 2,142 SF (53.6%). Proposed building/deck improvements will expand over the existing driveway, therefore there is no increase in impervious coverage in proposed conditions.

6. Permitted Yard Encroachments and Modifications

Per ordinance section 212-21.I, any building raised or constructed to meet FEMA base flood elevation requirements, the building shall be allowed an additional 60 SF to be utilized only for entryways and stairs and not considered as lot coverage. Stairs and entryways may encroach into required front, side, and rear yards. The existing rear stairs and landing = 58 SF. 58 SF of rear stairs and landing have been removed from lot coverage and placed into impervious coverage.

There are no municipal ordinances allowing the deck addition to extend 2' beyond the front setback line. If the 2' deck extension is to be pursued, a variance for its front yard setback will have to be obtained.



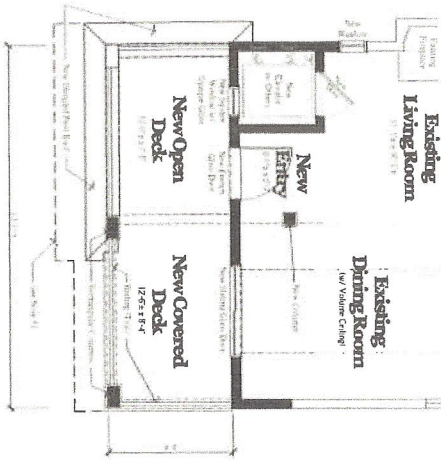
7. Conclusion

The proposed improvements will trigger a lot coverage variance for being over the maximum allowed lot coverage by 35 SF of deck area and 48 SF of deck cantilever area needed for continued functionality of the deck. The proposed deck cantilever will encroach into the front yard setback by 2' triggering a front yard setback variance. The proposed front deck and cantilever will not extend beyond the side setbacks of the existing house. These modifications are necessary for the needs of the homeowner. This will allow the senior homeowner with health and mobility complications to have full unobstructed use of his property by enabling the installation of an elevator and associated required improvements to support his needs.

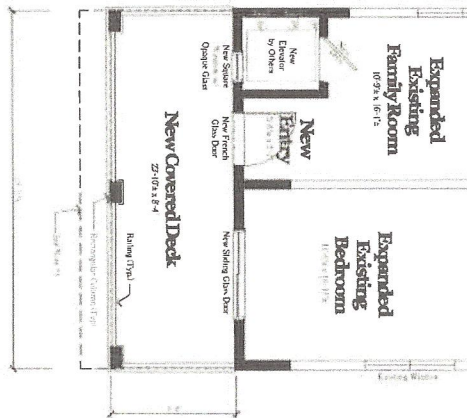


Appendix A

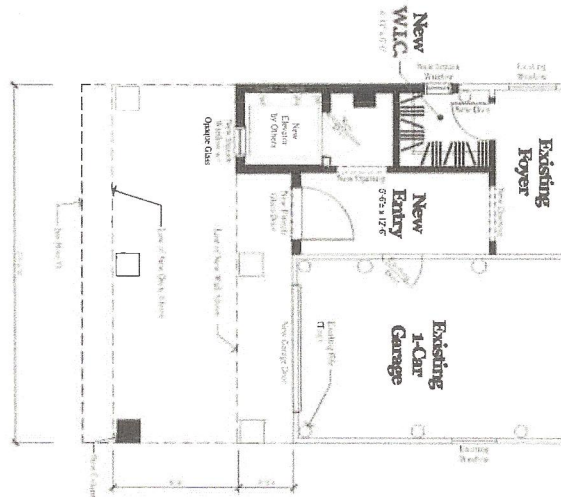
Proposed Building Improvements



Partial Second Floor Plan
Scale: 1/4" = 1'-0"



Partial First Floor Plan
Scale: 1/4" = 1'-0"



Partial Ground Floor Plan
Scale: 1/4" = 1'-0"

Notes:
1 Line of proposed 2'-0" cantilever per approval of the Zoning Board

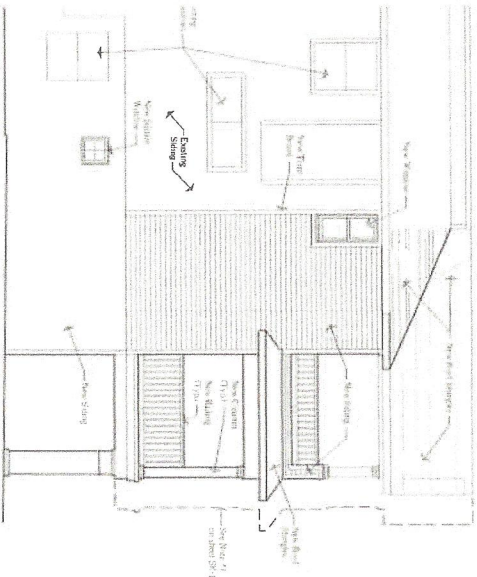
Area Calculations

New Ground Floor Living Space:	+ 142± sq ft
New First Floor Living Space:	+ 103± sq ft
New Second Floor Living Space:	+ 35± sq ft
Total Additional Living Space:	280± sq. ft.

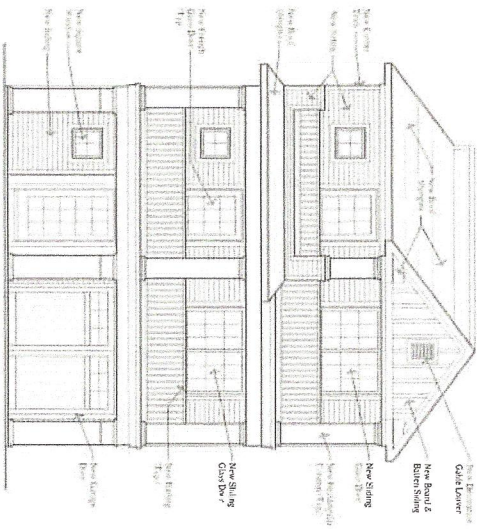
Proposed Williams Residence Addition & Renovation
325 Jefferies Avenue, Beach Haven (LBI), New Jersey 08008



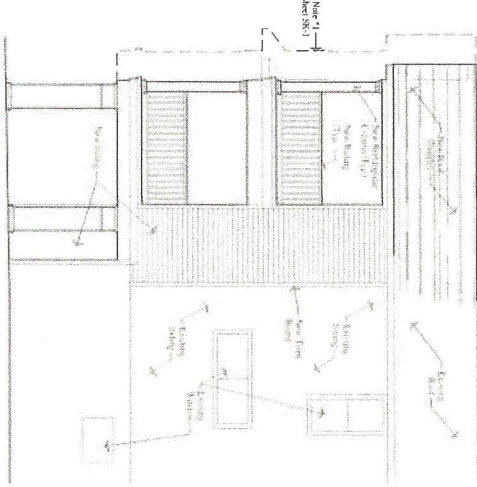
PROJECT TITLE	PARTIAL PLANS
SCALE	AS SHOWN
PROJECT NO.	SK-1



Partial Left Elevation
Scale: Not to Scale



Front Elevation
Scale: Not to Scale



Partial Right Elevation
Scale: Not to Scale



CUSTOMER

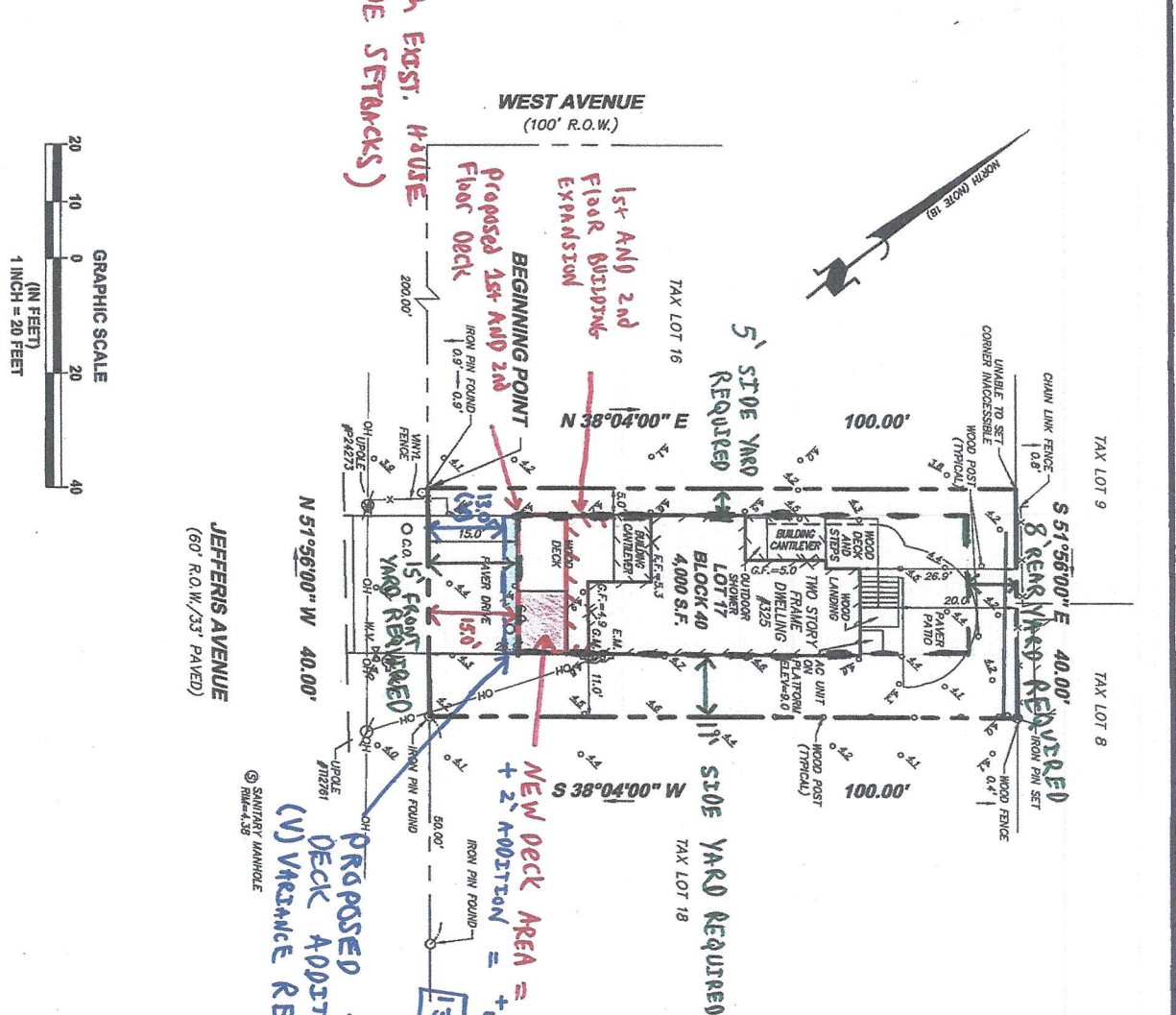
PROJECT NAME

Proposed Williams Residence Addition & Renovation
325 Jefferies Avenue, Beach Haven (BJ), New Jersey 08008



HOLLIDAY ARCHITECTS
JACKSON COMMONS
SUITE A4
30 JACKSON ROAD
MEDFORD, NJ 08055
609.253.5312
FAX: 609.253.5737

REVISION:	SHEET TITLE
	ELEVATIONS
SCALE: AS SHOWN	SHEET NO:
PROJ. NO.: NJA 15041	SK-2
DATE: 11/21/2017	



DEED DESCRIPTION:
 Premises being known and designated as Lots 27 and 29, Block 56 as shown on a certain plan entitled "PLAN OF SUBDIVISION OF BEACH HAVEN ISLAND OF LONG BEACH, OCEAN COUNTY, NEW JERSEY" as filed in the Ocean County Clerk's Office on February 24, 1930 as Map No. A-329. Also known as Lot 17, Block 40 on the Borough of Beach Haven Tax Map Sheet No. 1.

GENERAL NOTES:

- This plan was prepared in accordance with the following:
 - Filed Map A-329 as referenced above.
 - A plan entitled "PLOT PLAN OF SURVEY, T.M. LOT (S) 17, BLOCK 40, BOROUGH OF BEACH HAVEN, OCEAN COUNTY, NEW JERSEY" prepared by Nelke/Tyszko, Land Surveyors, dated December 23, 1999, last revised August 8, 2000.
 - Dead Book 4280, Page 694.
 - Borough of Beach Haven Tax Map Sheet No. 1.
 - An actual field survey performed on the ground by DW Smith Associates, LLC personnel on September 12, 2019.
- Subject to any easements and/or restrictions of record.
- Underground improvements and/or underground encroachments, if any, are not shown hereon.
- This plan was prepared without the benefit of a title report.
- This property has not been reviewed for any State of New Jersey Tideland Claims that may encumber this property.
- Vertical Datum is NAVD 88.
- No attempt has been made to identify the presence/absence of freshwater wetlands claims.

This survey is certified to:
 BERNARD L. WILLIAMS AND FRANCES B. WILLIAMS
 and to all other current parties of interest.

BOUNDARY AND TOPOGRAPHIC SURVEY	
TAX MAP SHEET No.1	
LOT 17 BLOCK 40	
BOROUGH OF BEACH HAVEN OCEAN COUNTY, NEW JERSEY	
JOB No.	19-48100
DATE	SEPT. 12, 2019
SCALE	1" = 20'
DESIGN	DLW
DRAWN	DLW
C.A.K.	
CHECKED	DLW
DATE	9/12/19
PAGE	1 OF 1

DW Smith Associates, LLC
greenengineering

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 COMMUNITY ASSN SERVICES
 NJ CERTIFICATE OF ADOPTION #2403122409

Thomas J. Murphy
THOMAS J. MURPHY
 PROFESSIONAL LAND SURVEYOR
 N.J. P.L.S. No. 2495072009