

February 18, 2020

Ms. Candace Mitchell, Planning Board Secretary  
Borough of Sea Bright  
Unified Planning Board  
1167 Ocean Avenue  
Sea Bright, NJ 07760

Re: Sanders Thorpe Residential Variance  
Technical Review # 1  
Block 9, Lot 13  
Sea Bright App. # PB 2018-33  
HACE # SEP-138

Dear Ms. Mitchell:

Our office is in receipt of the above application for new decks and stairs on the existing home. The applicant submitted the following:

- Application package
- Zoning Denial, dated 6/27/18
- Plan entitled "Plan of Survey", prepared by Robert Smith, P.L.S., dated 9/4/2015, consisting of one (1) sheet.
- Plan entitled Sanders residence, prepared by Anthony Condouris, Architect, dated 1/15/2020.

A) Introduction

The property is located in the center of town on the South side of Center Street, about 270 feet from Ocean Avenue. The lot has 25 feet of frontage and is in the R-3 Zone (Residential).

The applicant is proposing to add a new rear deck, in the rear with a stair on the East side and a new 2<sup>nd</sup> story deck on the front. The front deck will be cantilevered over the front yard 3.0 ft.

The property is located in the FIRM Flood Zone AE with a minimum elevation in the AE zone with a BFE of 7. The building is at 12.5 with a garage space below with the appropriate flood vents. All mechanical equipment appears to be raised to elevation 12.5 also.

B) Zoning (R-3) Zone)

	<b>Required</b>	Existing	Proposed
Min. Lt Area (Sq. Feet)	1800 S.F.	1812.5 S.F.	1812.5 S.F.
Min. Lot Width (feet)	25 Ft.	25.0 Ft.	25.0 Ft.
Min. Lot Depth (feet)	60 Ft.	72.5 Ft.	72.5 Ft.
Min. Front Yard Setback	5 Ft.	<b>4.3 Ft.</b>	<b>1.3 Ft.</b>
Min. Side Yard Setback (feet)	3/6 Ft.	<b>0.6 / 6.8 Ft.</b>	<b>0.6 / 3.2 Ft.</b>

Min. Combined Side Yard Setback (feet)	6 Ft.	7.4 Ft.	<b>3.8 Ft.</b>
Min. Rear Yard Setback (feet)	15 Ft.	15.0 Ft.	<b>2.5 Ft.</b>
Max. Building Coverage	50%	<b>54.6 %</b>	<b>55.6 %</b>
Max. Lot Coverage	70%	54.6 %	<b>72 %</b>
Max. Building Height (feet/Stories)	37/2.5 Stories	37 Ft.	37 Ft.

- Variance Requests are in **Bold**.

C) Technical Review:

- 1) The applicant should add a note on the plans that curb and sidewalk at the frontage will need to be repaired if necessary, after the front deck is constructed.
- 2) This cannot be considered a Major Development in that the application is not disturbing more than one acre of land or is building more than one quarter of an acre of new impervious surface. No additional stormwater information is necessary.
- 3) The applicant shall be subject to any affordable housing requirements of Sea Bright.

D) Outside Agency Approval

- 1) The application shall be subject to review by all regulatory agencies having jurisdiction, including:
  - a) Sea Bright Fire Department
  - b) Sea Bright Flood Plain Official

If you have any questions regarding the matter please do not hesitate to contact our office.

Very truly yours,

HODER ASSOCIATES



David J. Hoder, P.E., P.P., C.M.E.  
 Unified Planning Board Engineer

DJH

cc: Kerry Higgins, Esq., Board Attorney,  
 Jessica Sweet, Esq., applicants attorney