

BOROUGH OF SEA BRIGHT
1099 Ocean Avenue, Sea Bright, NJ 07760
(732) 842-0099 x 128

APPLICATION FOR A ZONING PERMIT - Z 2020-054

Fee \$25

Instructions:

1. All applications must be accompanied by a property survey showing the location, size of all structures, and all setbacks to property lines.
2. Preliminary drawings must be provided indicating all existing and proposed floor elevations.
3. Commercial applications must indicate scope of business and include all activities that will be part of the existing or proposed business.

OWNER / APPLICANT:

Name Heather Gorman
 Address 13 New St. Sea Bright, NJ 07760
 Telephone (Home) _____ (Cell) 917-974-1404
 Email: Heathergorman@gmail Date: 9/14/20 Fee \$25 Check Cash

LOCATION OF THE WORK:

Block 13 Lot(s) 5 Zone R-3 Address 13 New St.

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): Interior alterations, new rear deck with spiral stair.

CHECK ONE: New Addition Alteration Repair

Signature: Heather Gorman Date: 9/16/20

For Borough Use Only:

Determination: APPROVED *(see note below) DENIED

***NOTE: IF YOU CHANGE YOUR PLANS IN ANY WAY BETWEEN THIS APPROVAL AND SEEKING BUILDING PERMITS, YOU MUST APPLY FOR A REVISED ZONING APPROVAL. IT IS YOUR RESPONSIBILITY TO INFORM US OF ANY CHANGES TO YOUR PLANS.**

PRELIMINARY FLOOD REVIEW: _____ Check if N/A

FIRM Advisory Flood Zone AE Advisory BFE 7 Sea Bright Required BFE 10 Proposed BFE Not shown

LAND USE REVIEW:

Ordinance Section _____ Allowed/Required _____ Existing _____ Proposed _____ Variance _____

130-50.C- See attached bulk schedule.

Remarks:

One (1) new variance required for rear yard setback. Other variances are pre-exist. conditions

Zoning Officer Mary Tangolis Date 9/15/20

NOTE: A Zoning Permit Indicates that the proposed project conforms to the planning/zoning regulations of the Borough of Sea Bright; A building permit is required (per the requirements of the Uniform Construction Code of N.J.) BEFORE beginning work. This Zoning Permit is valid for one year, and may be extended to three years by action of the Planning/Zoning Board. If your application has been denied, you may appeal this denial to the Planning Board as provided by the NJMLUL. Appeal forms are available from the office of the Secretary to the Planning Board.

SCHEDULE OF LOT AND BUILDING REQUIREMENTS SEC. 130-50.C

Borough of Sea Bright, NJ

R-3 ZONE

Block: 13 Lot: 5 Address: 13 New St

Description	Required	Existing	Proposed	Variance
Min. Lot Area (s.f.)	1,800	1367	1367	V(Pre-exist)
Min. Lot Width (ft.)	25	25	25	
Min. Lot Depth (ft.)	60	54'4"	54'4"	V(Pre-exist)
Min. Front Yard (ft.)	5 to 12**	5 1/2'	5 1/2'	
Min. Each Side Yard (ft.)	3	4'3"2"	4'3"2"	
Min. Both Side Yards (ft.)	6	7'2"	7'2"	
Min. Rear Yard (ft.)	15	7'5"	3'-6"	V(New)
Max. Building Height (ft.)*	35 (2-1/2 stories)	35	35	
Max. Building Coverage (%)	50	54	54	V(Pre-exist)
Max. Lot Coverage (%)	70	71	71	V(Pre-exist)

* Max. height shall be reduced by the percentage lot is undersized in width as per Sec. 130-50.A.(5). Max. height shall be raised to 38 ft. or 42 ft. to comply with current flood regulations as per Sec. 130-47 Flood Damage Prevention Ordinance.

** Front setback to be consistent with homes on same side of street on same block. Applicant will provide setbacks from surveyor shot from street to arrive at average. In no case will setback be permitted less than 5 ft.

NOTES:

9/15/20 MR

Date of Review

Initials