

BOROUGH OF SEA BRIGHT
 1099 Ocean Avenue, Sea Bright, NJ 07760
 (732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z 2020-052
 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 THE BREAK AT SEA BRIGHT LLC
 Address 305 BOND STREET 3RD FL. ASBURY PARK NJ 07712
 Telephone (Home) _____ (Cell) 732-804-0902
 Email: TRIPBROOKS@gmail.com Date: 9/1/20 Fee \$25 Check _____ Cash

LOCATION OF THE WORK:

Block 15 Lot(s) 3 Zone B1 Address 1080

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): MIXED USE.

Parking level - Retail level - 6 condominiums ABOVE.
We are aware of the need for variances in our plan.

CHECK ONE: New Addition _____ Alteration _____ Repair _____
 Signature: Trip Brooks Date: 9/1/2020

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 8 Sea Bright Required BFE 11 Proposed BFE 10

LAND USE REVIEW:

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

170-50.C - See attached bulk schedule
"D" Use Variance req'd - Exceeds 10% over max. height
170-3.1D - Site Plan approval req'd for six developments
(1)(b)
 *Note! Min BFE must be 11 for this location. Please revise

M. Tangelo
 Zoning Officer 9/19/20

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

Borough of Sea Bright, NJ

B-1 ZONE

Block: 15 Lot: 3 Address: 1080 Ocean Ave

Description	Required	Existing	Proposed	Variance
Min. Lot Area (s.f.)	3,000	4674.78	4674.78	
Min. Lot Width (ft.)	50	55	55	
Min. Lot Depth (ft.)	60	85	85	
Min. Front Yard (ft.)	0/West 25 /East	—	0.25	
Min. Each Side Yard (ft.)	0	—	0/0.56	
Min. Both Side Yards (ft.)	0	—	0.56	
Min. Rear Yard (ft.)	15	—	0.25	Variance
Max. Building Height (ft.)*	42 (3 stories)	—	52.5 (4 st.)	*Variance
Max. Building Coverage (%)	50	—	97	Variance
Max. Lot Coverage (%)	75	—	97	Variance

* 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:

* "D" Use Variance Reg'd for height - exceeds 10% over required max.

9/9/20 MT
Date of Review Initials