

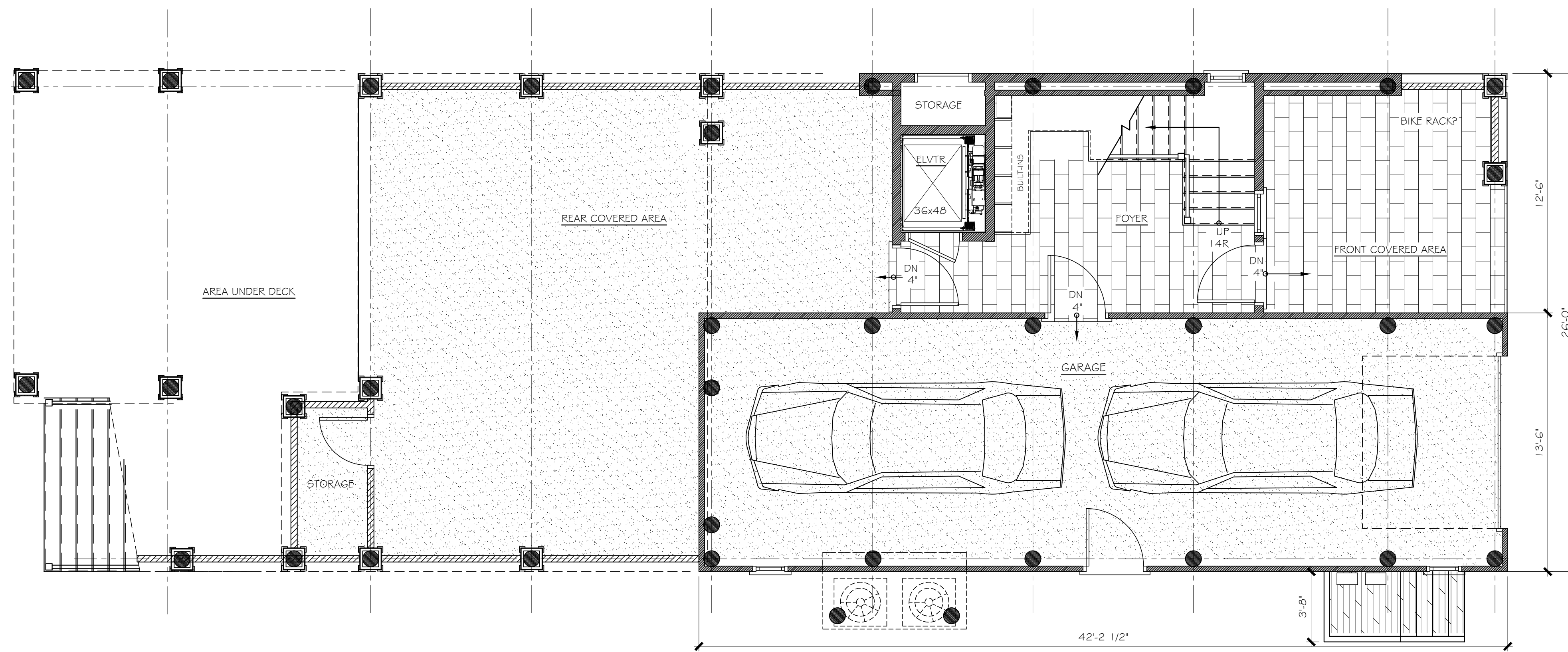
ZONING REQUIREMENTS

ZONE	R-2		
Lot 27 and Block 29 46 Normandie Place			
PRINCIPAL STRUCTURE	REQUIRED	EXISTING	PROPOSED
Min. Lot Area	4,000 sqft	8,532.98 sqft	8,532.98 sqft
Min Lot Width	50 ft	37.5 ft	37.5 ft
Min Lot Depth	60 ft	228 ft	228 ft
Front Yard Setback	25 ft	4 ft	69.56 ft
Rear Yard Setback	15 sqft	95.5 ft	65.83 ft
Side Yard Setbacks (both)	7 w/ total of 15 ft	front= 3.4, total=13.2 rear= 5.9, total= 18.75 ft	6.16 & 5.33 Total = 11.49 ft
Max. Building Height non conforming lot	33 ft	front = 18.85 rear= 24.90 ft	32.92 ft
Max. Number of Stories	2 1/2	front= 1 rear= 2	2
Flood Information	Required	Existing	Proposed
Base Flood Zone & Elevation	AE EL. 9		
Town required freeboard	Plus 3'		
Town Elevation	13 ft		15 ft
AREAS	REQUIRED	EXISTING	PROPOSED
Building Area	-	1,691 sqft	2,062 sqft
Maximum Building Coverage	50%	19.8%	24.2%
Impervious Area	-	1,954 sqft	3,819 sqft
Maximum Impervious Coverage	70%	22.9%	44.7%

Building coverage areas		
Area	Existing	Proposed
House		1,597.0
Front house	881.4	-
Rear house	743.3	-
Shed	66.0	-
Deck, patio, raised platforms w/o & w/ roof over 18" high	-	422.0
Deck, patio, raised platforms w/ roof over 18" high	-	-
Meter platform & ac platform	-	42.5
Front porch	-	-
Total	1,690.7	2,061.5
Impervious coverage areas		
Driveway		1,517.0
Side walkway	156.0	-
Rear walkway	107.7	-
rear patio	-	240.0
sub impervious area	263.7	1,757.0
Total with building	1,954.4	3,818.5

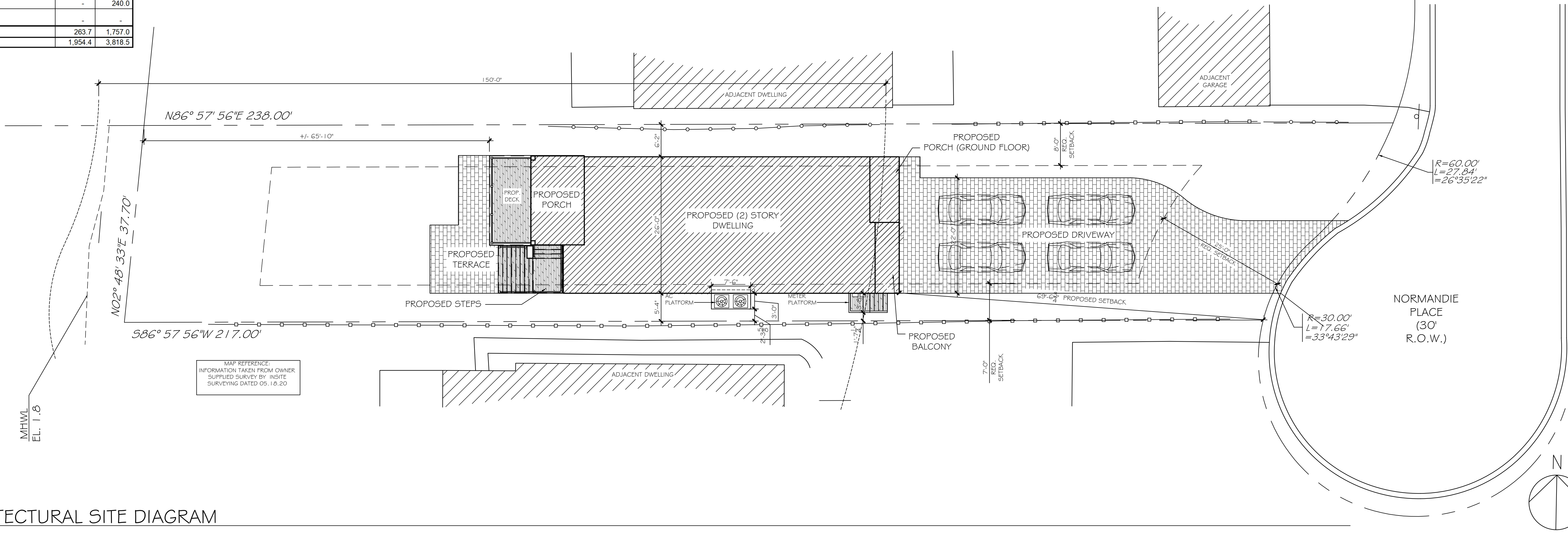
APPROVED BY :
BOROUGH OF SEA BRIGHT
PLANNING AND ZONING BOARD

BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE



2 PROPOSED GROUND FLOOR PLAN
1/4" = 1'-0"

SHREWSBURY RIVER

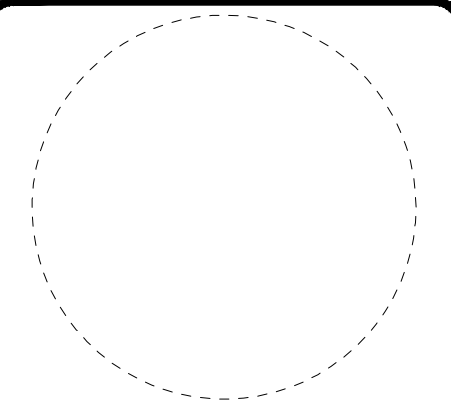


1 ARCHITECTURAL SITE DIAGRAM
1" = 10'-0"



516a LINCOLN AVE
AVON-BY-THE-SEA
NEW JERSEY
07717

N2ARCHITECTURE.COM
P: 732.938.5006



Kelly J. Nemerit
Registered Architect
NJ Lic. #21AIO1791400
Marc R. Nemerit
Registered Architect
NJ Lic. #21AIO1782600
NCARB Certificate #64831
NJ Certificate of Authorization AC. 687

© N2 Architecture LLC 2020.
N2 Architecture LLC reserves its
common law copyright and other
property rights in these plans. These
documents are not to be reproduced,
changed or copied in any form or
manner whatsoever nor are they to be
assigned to a third party without first
obtaining the expressed written
permission of N2 Architecture LLC.

Hart Residence
46 NORMANDIE PLACE
SEA BRIGHT, NEW JERSEY
LOT: 27 BLOCK 29

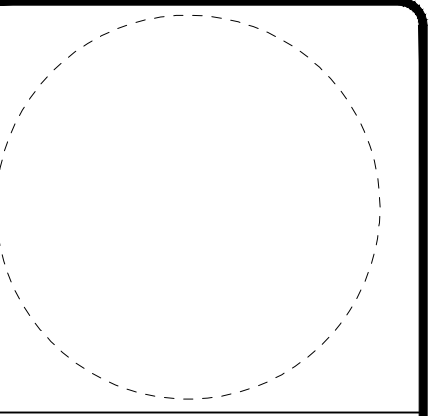
DATE: 12.08.20
PROJECT NO: 2005
DRAWN: MN
CHECKED: KJN/MRN
ISSUED FOR:
ZONING PERMIT
REVISIONS:
01.21.21
VARIANCE APPLICATION

As-1



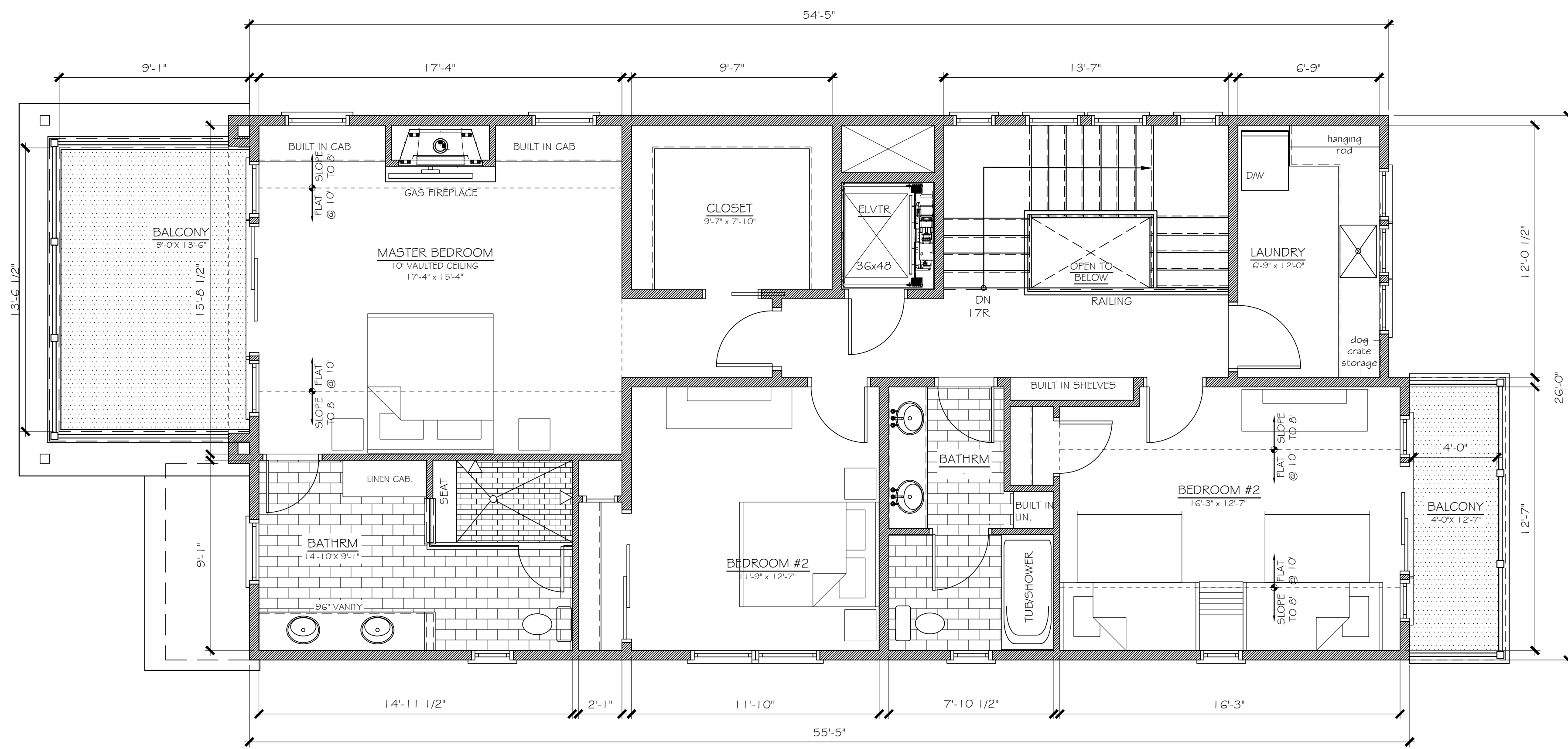
516a LINCOLN AVE
AVON-BY-THE-SEA
NEW JERSEY
07717

N2ARCHITECTURE.COM
P: 732.938.5006

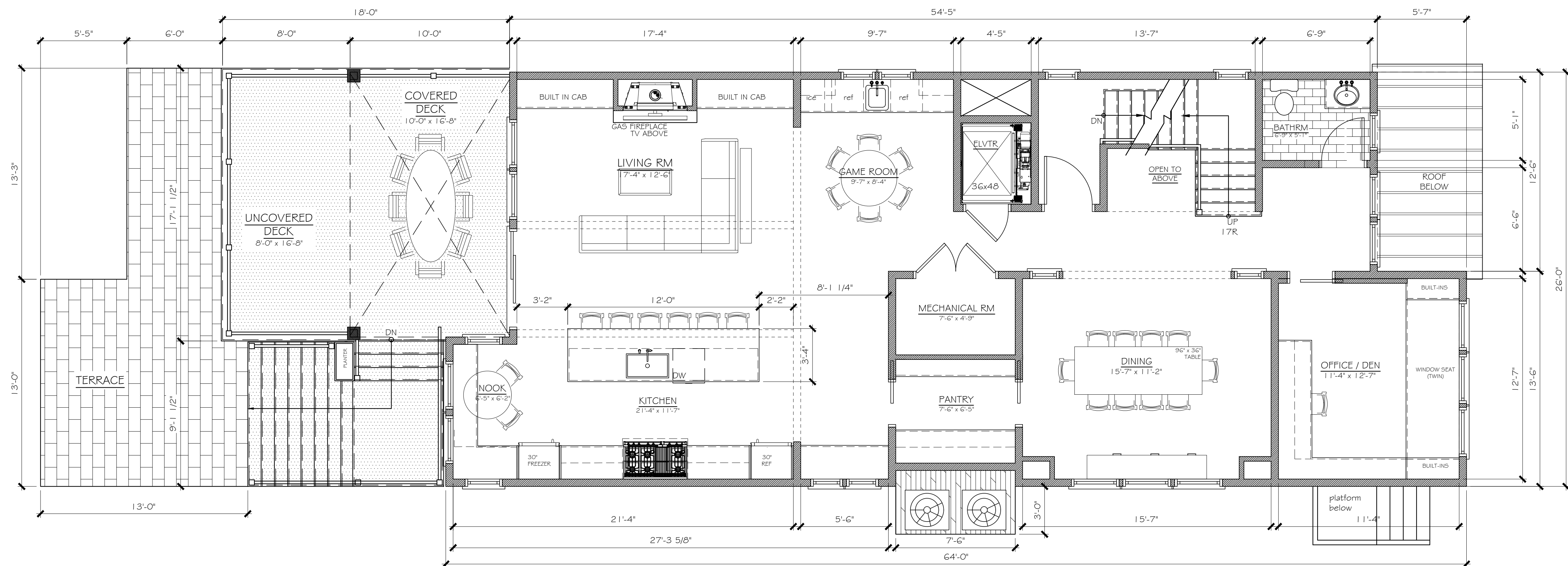


Kelly J Nemergut
Registered Architect
NJ Lic. #21AIO1791400
Marc R Nemergut
Registered Architect
NJ Lic. #21AIO1782600
NCARB Certificate #64831
NJ Certificate of Authorization AC. C87

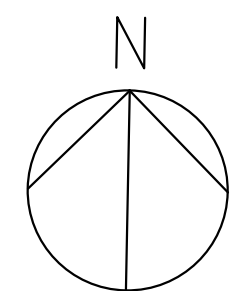
© N2 Architecture LLC 2020.
N2 Architecture LLC reserves its
common law copyright and other
property rights in these plans. These
documents are not to be reproduced,
changed or copied in any form or
manner whatsoever nor are they to be
assigned to a third party without first
obtaining the expressed written
permission of N2 Architecture LLC.



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



APPROVED BY : BOROUGH OF SEA BRIGHT PLANNING AND ZONING BOARD	
BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE

Hart Residence
46 NORMANDIE PLACE
SEA BRIGHT, NEW JERSEY
LOT: 27 BLOCK 29

DATE: 12.08.20
PROJECT NO: 2005
DRAWN: MN
CHECKED: KJN/MRN
ISSUED FOR:
ZONING PERMIT
REVISIONS:
01.21.21
VARIANCE APPLICATION

A-1.0

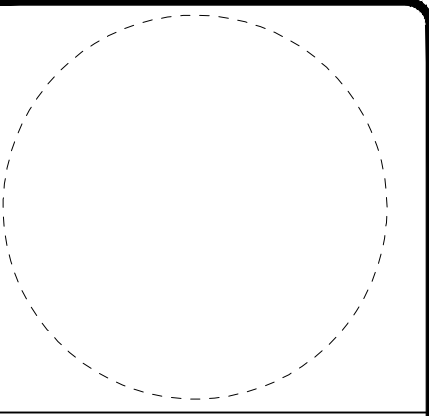
Wall Legend

	NEW FRAMED WALL
	NEW MASONRY WALL
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW DOOR IN NEW OR EXISTING WALL
	EXISTING DOOR TO REMAIN
ETR= EXISTING TO REMAIN	



516a LINCOLN AVE
AVON-BY-THE-SEA
NEW JERSEY
07717

N2ARCHITECTURE.COM
P: 732.938.5006

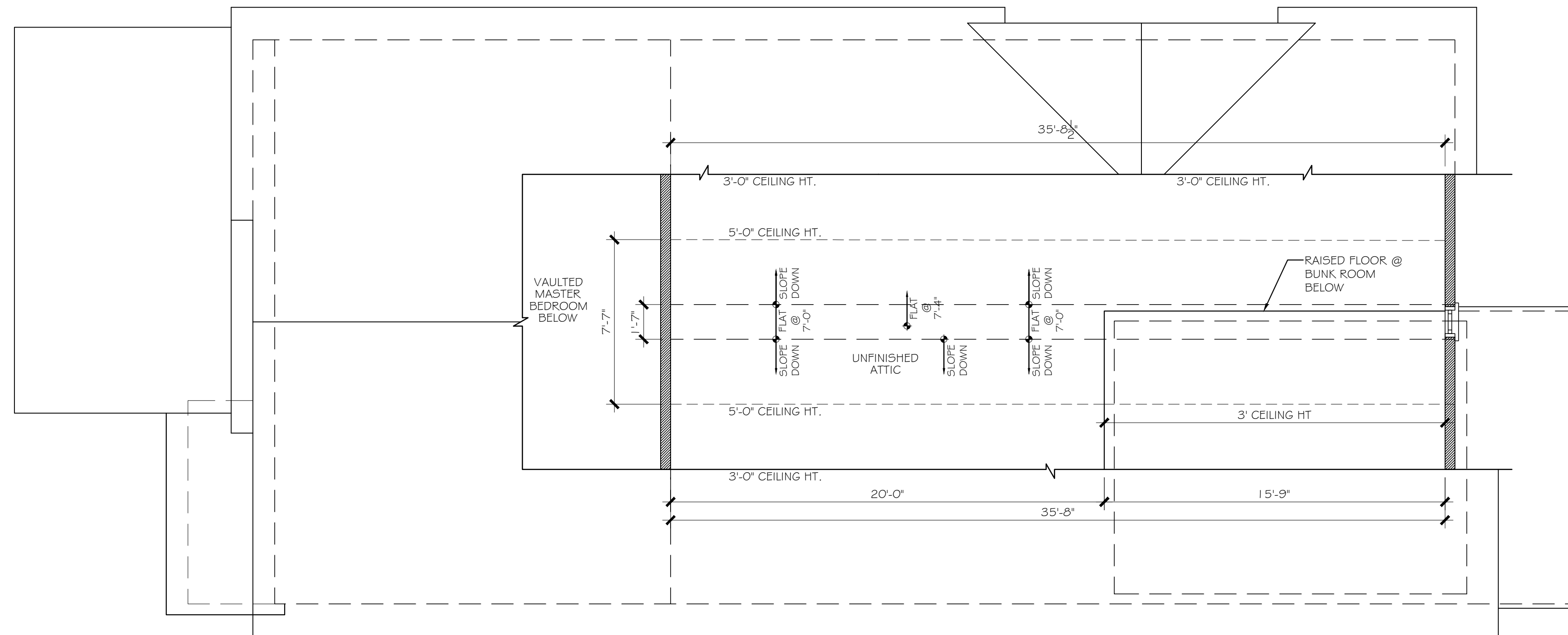
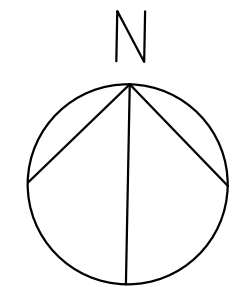


Kelly J Nemergut
Registered Architect
NJ Lic. #21AIO1791400
Marc R Nemergut
Registered Architect
NJ Lic. #21AIO1782600
NCARB Certificate #64831
NJ Certificate of Authorization AC. 687

© N2 Architecture LLC 2020.
N2 Architecture LLC reserves its
common law copyright and other
property rights in these plans. These
documents are not to be reproduced,
changed or copied in any form or
manner whatsoever nor are they to be
assigned to a third party without first
obtaining the expressed written
permission of N2 Architecture LLC.

Hart Residence
46 NORMANDIE PLACE
SEA BRIGHT, NEW JERSEY
LOT: 27 BLOCK 29

DATE: 12.08.20
PROJECT NO: 2005
DRAWN: MN
CHECKED: KJN/MRN
ISSUED FOR:
ZONING PERMIT
REVISIONS:
01.21.21
VARIANCE APPLICATION



APPROVED BY : BOROUGH OF SEA BRIGHT PLANNING AND ZONING BOARD	
BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE

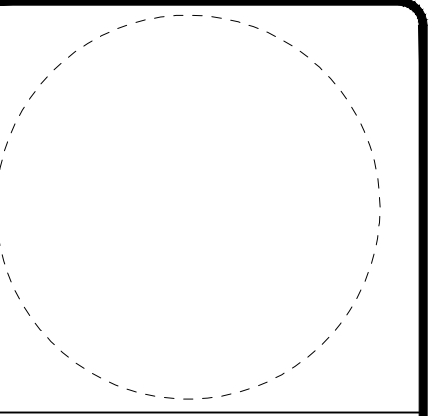
1 PROPOSED ATTIC FLOOR PLAN
1/4" = 1'-0"

A-1.1



516a LINCOLN AVE
AVON-BY-THE-SEA
NEW JERSEY
07717

N2ARCHITECTURE.COM
P: 732.938.5006



Kelly J Nemerquit
Registered Architect
NJ Lic. #21AIO1791400
Marc R Nemerquit
Registered Architect
NJ Lic. #21AIO1782600
NCARB Certificate #64831
NJ Certificate of Authorization AC. G87

© N2 Architecture LLC 2020.
N2 Architecture LLC reserves its
common law copyright and other
property rights in these plans. These
documents are not to be reproduced,
changed or copied in any form or
manner whatsoever nor are they to be
assigned to a third party without first
obtaining the expressed written
permission of N2 Architecture LLC.



2 PROPOSED EXTERIOR ELEVATION- STREET
1/4" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION- SIDE YARD
1/4" = 1'-0"

Hart Residence

46 NORMANDIE PLACE
SEA BRIGHT, NEW JERSEY
LOT: 27 BLOCK 29

DATE: 12.08.20
PROJECT NO: 2005
DRAWN: MN
CHECKED: KJN/MRN
ISSUED FOR:
ZONING PERMIT
REVISIONS:
01.21.21
VARIANCE APPLICATION

APPROVED BY : BOROUGH OF SEA BRIGHT PLANNING AND ZONING BOARD	
BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE

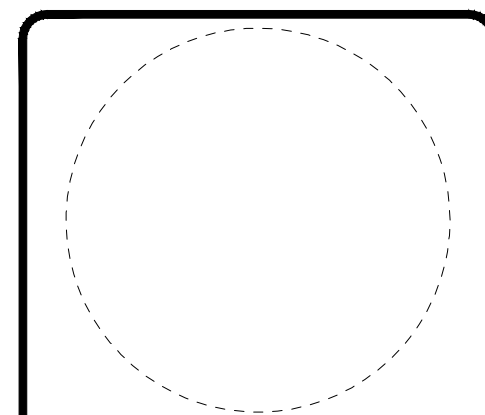
A-2.0



ARCHITECTURE

516a LINCOLN AVE
AVON-BY-THE-SEA
NEW JERSEY
07717

N2ARCHITECTURE.COM
P: 732.938.5006



Kelly J Nemerqut
Registered Architect
NJ Lic. #21AIO1791400
Marc R Nemerqut
Registered Architect
NJ Lic. #21AIO1782600
NCARB Certificate #64831
NJ Certificate of Authorization AC. G87

© N2 Architecture LLC 2020.
N2 Architecture LLC reserves its
common law copyright and other
property rights in these plans. These
documents are not to be reproduced,
changed or copied in any form or
manner whatsoever nor are they to be
assigned to a third party without first
obtaining the expressed written
permission of N2 Architecture LLC.

Hart Residence
 46 NORMANDIE PLACE
 SEA BRIGHT, NEW JERSEY
 LOT: 27 BLOCK 29

DATE: 12.08.20
PROJECT NO: 2005
DRAWN: MN
CHECKED: KJN/MRN
ISSUED FOR:
ZONING PERMIT
REVISIONS:
01.21.21
VARIANCE APPLICATION

APPROVED BY : BOROUGH OF SEA BRIGHT PLANNING AND ZONING BOARD	
BOARD CHAIRMAN	DATE
BOARD SECRETARY	DATE
BOARD ENGINEER	DATE

A-2.1



2 PROPOSED EXTERIOR ELEVATION- RIVER
1/4" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION- SIDE YARD
1/4" = 1'-0"