

edoneill@3omearchitects.com

BOROUGH OF SEA BRIGHT
1099 Ocean Avenue, Sea Bright, NJ 07760
(732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z 2021-063
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 Scott Hall and Ingrid Busson Hall
 Address 58 Pierrepont st, #3, Brooklyn, NY 11201
 Telephone (Home) _____ (Cell) 201 572-2766
 Email: sh@bhl.nyc Date: 7/1/2021 Fee \$25 Check _____ Cash
7/22/21 #3558

LOCATION OF THE WORK:

Block 28 Lot(s) 1 Zone R2 Address 556 OCEAN AVENUE

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): LIFTING OF AN EXISTING S.F. HOUSE. REPAIRING OF EXISTING STRUCTURE. ADDITIONS TO FRONT & REAR SIDES.

CHECK ONE: New Addition Alteration Repair

Signature: [Signature] Date: 7/2/2021

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 9 Sea Bright Required BFE 12 Proposed BFE 12.8

LAND USE REVIEW:

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

130-50.C - See attached bulk schedule.

Remarks: Height reduction required for undersized lot. See Notes next page.

Zoning Officer [Signature] 7/28/21
Mary Tangolis Date

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.
Building Dept. Forms/Zoning Permit Application

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

Borough of Sea Bright, NJ

R-2 ZONE

Block: 28 Lot: 1 Address: 556 Ocean Ave

Description	Required	Existing	Proposed	Variance
Min. Lot Area (s.f.)	4,000	4095		
Min. Lot Width (ft.)	50	35	35	V (Pre-exist.)
Min. Lot Depth (ft.)	60	117	117	
Min. Front Yard (ft.)	25	31	25	
<u>(2 fronts)</u>	<u>25</u>	<u>4'</u>	<u>4' (Extends)</u>	✓
Min. Each Side Yard (ft.)	7	4'	4' (Extends)	✓
<u>(2 sides)</u>	<u>8'</u>	<u>31'</u>	<u>15'</u>	
Min. Both Side Yards (ft.)	15	35'	19'	
Min. Rear Yard (ft.)	15	N/A - corner property	N/A	
Max. Building Height (ft.)*	35 (2-1/2 stories) 33' (2 1/2 st.)	26'	*35	V*
Max. Building Coverage (%)	50	37	41	
Max. Lot Coverage (%)	70	61	58	

* 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.

NOTES:

Height reduction required for undersized lot. Max. bldg. height permitted is 33' average. Also, height needs to be re-calculated to average of highest roof (which is the playroom attic cathedral, not main gabel. If more than 10% above 33' (or 3.33') then "D" variance req'd for height.

7/28/21 mt

Date of Review

Initials

*(Height is being reduced as per atty.)