

BOROUGH OF SEA BRIGHT
 1099 Ocean Avenue, Sea Bright, NJ 07760
 (732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z 2022-016
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 Alan Porto
 Address 3 Dorchester Drive, Denville, NJ 07834
 Telephone (Home) _____ (Cell) 973-868-1114 or 516-567-5806
 Email: aprider1@gmail.com Date: 02-09-2022 Fee \$25 Check Cash
#5631 2/10/22

LOCATION OF THE WORK:

Block 27 Lot(s) 1 Zone R-2 Address 568 Ocean Ave, Sea Bright, NJ 07760

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

New construction 2.5 story home, 4,700

CHECK ONE: New Addition Alteration Repair

Signature: Alan J. Porto Date: 02-09-2022

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 18.2'

LAND USE REVIEW:

| Ordinance Section | Allowed/Required | Existing | Proposed | Variance |
|-------------------|------------------|----------|----------|----------|
|-------------------|------------------|----------|----------|----------|

| | | | | |
|---|------------|--------------|--------------|-----------|
| <u>§130-39C</u> Front yard setback (Shrewsbury Way) | <u>25'</u> | <u>10.4'</u> | <u>12.6'</u> | <u>✓</u> |
| <u>§130-39C</u> Building Height | <u>38'</u> | <u>22'</u> | <u>41.7'</u> | <u>✓*</u> |

Remarks: The depressed concrete driveway apron detail on sheet SP-111.00 shows a 30' wide curb cut and a 24' wide driveway where Ord No 1-2009 permits residential driveway aprons to be 8' to 18' wide. All mechanicals and equipment servicing the new dwelling shall be installed at or above the DFE of 12'.

* Refer to foot note #2 of Attachment 1, any thing over 38' shall require the applicant to seek the appropriate variance relief. May be increased above 38' only upon demonstration by the applicant that it is necessary.

Zoning Officer: John Mele Date: 2/18/22

LAND USE

130 Attachment 1

Borough of Sea Bright

Schedule of Lot and Building Requirements

Section 130-39C

[Amended 4-17-1989; 4-7-2009 by Ord. No. 1-2009; 6-16-2009 by Ord. No. 11-2009; 3-15-2011 by Ord. No. 4-2011; 2-19-2013 by Ord. No. 3-2013; 3-17-2015 by Ord. No. 3-2015]

| Zone | Minimum Lot Area (square feet) | Minimum Lot Width (feet) | Minimum Lot Depth (feet) | Minimum Yard Requirements (feet) | | | Maximum Building Height ^{2,3} (feet/stories) | Maximum Building Coverage | Maximum Lot Coverage | Minimum GFA (total) (square feet) | |
|----------------------|--------------------------------|--------------------------|--------------------------|----------------------------------|-------------|------------|---|---------------------------|----------------------|-----------------------------------|-------|
| | | | | Front | Either Side | Both Sides | | | | | Rear |
| R-1 | 7,500 | 75 | 80 | 25 | 10 | 25 | 20 | 35/2 1/2 | 30% | 50% | 1,200 |
| R-2 | 4,000 | 50 | 60 | 25 | 7 | 15 | 15 | 35/2 1/2 | 50% | 70% | 880 |
| R-3 | 1,800 | 25 | 60 | 5 to 12 ¹ | 3 | 6 | 15 | 35/2 1/2 | 50% | 70% | 880 |
| R-4 MFH ¹ | 1 acre | 100 | 100 | 30 | 8 | 16 | 20 | 45/3 1/2 | 30% | 80% | |
| B-1 | 3,000 | 50 | 60 | 0/West 25/East | 0 | 0 | 15 | 42/3 | 50% | 75% | 880 |
| B-2 | 25,000 | 100 | 25 | 25 | 15 | 30 | 10 | 35/3 | 30% | 50% | N/A |
| B-3 | 50,000 | 125 | 25 | 25 | 20 | 40 | 10 | 35/3 | 20% | 40% | N/A |
| B-R | 4,000 | 50 | 60 | 25 | 7 | 15 | 15 | 35/3 | 50% | 70% | 880 |

NOTES:

- Front setback to be consistent with homes on the same side of the street on the same block. Applicant needs to provide setbacks from a surveyor shot from the street to arrive at average. In no case would setback be permitted less than five feet.
- When a structure is built or raised to a minimum of three feet above the base flood elevation, then the height limit of the structure shall be revised to 38 feet in building height. The height limitation of 38 feet may be increased to a height not to exceed 42 feet only upon demonstration by the applicant that the additional height is necessary in order to allow an existing building to reach two feet above BFE; upon such demonstration the Borough will grant this as a design waiver and will not require the applicant to seek any type of site plan and/or variance relief. Otherwise, the building height of any structure shall not exceed 38 feet. Any application wherein the proposed building height of the structure would exceed 38 feet shall require the applicant to seek the appropriate variance relief.²
- The maximum permitted height for undersized lots shall not be less than 30 feet.

¹ Editor's Note: Ordinance No. 4-2011, in adding the R-4 MFH Zone, also provided that the maximum density be no more than 19 units per gross acre, and that four residential units be set aside as "affordable units."

² Editor's Note: See also § 130-39A(6).