

BOROUGH OF SEA BRIGHT
 1099 Ocean Avenue, Sea Bright, NJ 07760
 (732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z 2022-015 -
 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 TARA + Tim Chensoweth

Address 1182 SYCAMORE AVE Timber Falls, NJ 07724

Telephone (Home) 732-259-3664 (Cell) _____

Email: BREAKWATER.TITLE.COM Date: 2-8-2022 Fee \$25 Check _____ Cash _____

pd 2/9/22 #1034(u)

LOCATION OF THE WORK:

Block 12 Lot(s) 11.01 Zone R-3 Address 22 NEW ST.

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

RAZE EXISTING TWO FAMILY RESIDENCES -
CONSTRUCT NEW TWO FAMILY RESIDENCES

CHECK ONE: New Addition Alteration Repair

Signature: _____ Date: 2-8-2022

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.**

Multi family is a conditional use if the lot sizes are met, which it does not, so a D' variance or 'Use' variance is required.

PRELIMINARY FLOOD REVIEW: _____ Check if N/A

FIRM Advisory Flood Zone AE Advisory BFE 8 Sea Bright Required BFE 11 Proposed BFE 12.80

LAND USE REVIEW:

Ordinance Section	Allowed/Required	Existing	Proposed	Variance
1130-39C Lot Area	1,800 sf	1,744 sf	1,744 sf	V*
" Front Setback (New St)	5'-12'	4.5'	3.8' (0.8' to balcony)	V
" Front Setback (Surf St)	5'-12'	1.9'	4.0' (1' to balcony)	V
" Building Coverage	50.1%	76.6%	71.94%	V
" Lot Coverage	70.1%	84.1%	74.1%	V

Remarks: Equipment & mechanicals serving the home must be installed at or above the DFE of 11. Front setback shall be consistent with homes on the same side of the street the same block. Applicant/surveyor must provide the average. See footnote #1 on Schedule of Lot Requirements table

Zoning Officer John Mele Date 2/18/22

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.

** Pre-existing non-conformity*