

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

#3

Borough of Sea Bright, NJ

R-2 ZONE

Block: 29 Lot: 23 Address: 48 Normandie Place

Description	Required	Existing	Proposed	Variance
Min. Lot Area (s.f.)	4,000	3,987	3,987	V**
Min. Lot Width (ft.)	50	25	25'	V**
Min. Lot Depth (ft.)	60	157	157'	
Min. Front Yard (ft.)	25	N/A	38.25'	
Min. Each Side Yard (ft.)	7	N/A	3/3'	V***
Min. Both Side Yards (ft.)	15	N/A	6'	V***
Min. Rear Yard (ft.)	15	N/A	27'	V
Max. Building Height (ft.)*	35 (2-1/2 stories)	N/A	32.9'	
Max. Building Coverage (%)	50	N/A	52.5%	V
Max. Lot Coverage (%)	70	N/A	71.8%	V

\* 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:** When the prior property owner (Applicant Nicolas Giannatasio) applied to the Board and was granted variance approval in 2018, the property was occupied with a 2-story dwelling. The lot is presently vacant. The lot area and lot width are pre-existing non-conformities. The proposed side yard setbacks are not compliant, but are equal to or greater than the side yard setbacks previously approved by the Board. The rear yard, building coverage and lot coverage previously was compliant, the modified drawings are not compliant. An amended CAFRA permit will be required and a revised Plot Plan is needed for clarity.

[Signature] 12/3/21  
Date of Review Initials