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3-17-22

Ms. Candace B. Mitchell
Planning Bd. Secretary Register
Borough of Sea Bright, NJ 07760
732 842 0099 x123

Re: 11 Garden Road

Ms. Mitchell,

The following items are included to fulfill the checklist as described in the Plot Plan or Variance Plan for Borough of Sea Bright Planning /Zoning Board. The first set of drawings has all the original information that you requested regarding notary signature under 'Certification' and the W-9 form.

The drawings for the Planning Board Appearance are comprised of:

- 3 – 24" x 36" Architectural Sheets;
 - Sheet Z- 1: Proposed Site Plan with Existing and Proposed Floor Plans
 - Sheet Z –2: Existing and Proposed 3 – Elevations
 - Sheet Z - 3; Photo Board
- Existing Survey Sheet: 11" x 17" provided by C.C. Widdis Surveying, LLC.

The Checklist Item #6 is as follows for the Description of proposed operation.

The existing residential building is in the R-2 Zone and the bulk information for the property is shown on Sheet Z-1. The existing residence is a 3-story structure with two intermediate levels off the stairs on the South side of the building. The Client wishes to make building additions and improvements on 3 different levels of their residence and some minor site improvements. The need for these variances is due to the fact that all building additions and improvements would be extending the non-conformity of an existing 3 story structure and the front yard improvement would be extending the addition into the front yard thus creating a variance request for a front yard setback encroachment.

The building improvements are as follows:

Proposed Additions Summary

Lower Level:

1. Front Porch Addition - 38 sq. ft.
 - ❖ A REQUEST FOR FRONT YARD SETBACK PORCH VARIANCE WHERE 25 FEET IS REQUIRED AND 22.25 Feet IS PROPOSED.
2. Proposed Front steps – 36 sq. ft. –
 - ❖ A REQUEST FOR FRONT YARD SETBACK STEPS VARIANCE WHERE STEPS WOULD ENCROACH INTO FRONT YARD FURTHER THAN EXISTING STEPS
3. Minor Front Yard Improvements; See Drawings Legend for areas noted.
 - a. Proposed Front Sidewalk - 82 Sq. Ft.
 - b. Side Driveway extension - 125 Sq. Ft.
4. Rear Improvements
 - a. Deck Addition with Steps - 508 Sq. Ft.
 - b. Shower enclosure and Dressing Room - 50 Sq. Ft.

Two and half Story Level:

5. Existing South Deck will be converted into a Proposed Home Office - 162 sq. ft. See Elevation Drawings and Intermediate Plan Level Drawing.
6. A proposed Spiral Stairs will extend from the new rear deck outside the new proposed office level to the new proposed upper deck over the new proposed Office Roof and the Upper Roof Deck over the Master Bedroom. See Elevation Drawings and 3rd Story Roof Deck Plan & Lower Side Deck Plan.

3rd Story Roof Upper Deck Plans:

7. Side Deck over Proposed Home Office Roof- 162 sq. ft.
8. Upper Roof Deck over altered Master Bedroom Suite Roof – 140 sq. ft.

According to the latest FEMA information on their website;

<https://msc.fema.gov/portal/search#searchresultsanchor>, this current property is in an 'AE' Zone with a Flood Elevation Height of 9 feet. According to an Elevation Certificate provided by Seneca Survey Co. Inc. dated 9-19-05 the finish floor elevation for the house is 11.56'. All enclosed additions for this project are above the 2nd floor level.

As stated in remarks from the denial letter of John Mele, the improvements must not meet or exceed 50% of the current building value. If so. The entire house would need to be brought into compliance with the current Floodplain/FEMA requirement. The 1st floor of the living space is said to be at elevation 11.56 feet per the drawings, but the BFE requirement is 12 feet. A construction cost estimate for all improvements to the house must be provided to establish whether this is a 'substantial improvement' or not

Sincerely,

Mark R. Fitzsimmons, Architect