

**Kurkowski Residence**  
**Sea Bright Planning Board Application**  
**13 Church Street**  
**Sea Bright, NJ**  
**Block 14, Lot 8**

**NARRATIVE OF INTENT**

1. Kim Kurkowski and Kerry Huffman are the owners of the property located at 13 Church Street, Sea Bright, NJ, more formally identified as Block 14, Lot 8.
2. The subject property is located in the Borough's R-3 Zone.
3. The Applicants have owned the subject property since approximately March of 2022.
4. There is an existing two-story single family home at the site.
5. The Applicants currently live at the site on a part-time basis.
6. The subject home was previously elevated / raised.
7. While some features of the existing home are structurally sound, the existing home was simply not built for the needs of a modern family. For instance:
  - a. The 2<sup>nd</sup> floor ceilings are only 7 ft. high;
  - b. The existing home does not have an open floor plan;
  - c. There is limited closet space in the existing structure;
  - d. The roofing and siding of the existing home are significantly compromised (so much so that the Applicants' insurance policy omitted coverage for the said elements);
  - e. The existing interior staircase is extremely narrow and not code-compliant.
8. Additionally, as indicated, the house was previously elevated / raised.
9. However, though the house was previously elevated, the structure was not raised to the point that any ground-level parking spaces were created.
10. Thus, as exists today, there are no off-street parking spaces at the site.
11. In order to make the home more modern and more functional, the Applicants propose to demolish the existing structure and to construct a new single-family home on the site. (Note: Though the Applicants intend to demolish the existing structure, they will utilize the existing foundation for the new structure.)
12. The proposed new single-family home will include the following:

Ground Floor Plan

Garage  
Storage Area

First Floor Plan

Living Room  
Dining Room  
Kitchen  
Mudroom  
Bathroom  
Rear Porch  
Front Porch

Second Floor Plan

Bedroom  
Bedroom  
Laundry Room  
Bathroom  
Rear Porch  
Front Deck

Attic Floor Plan

Bedroom  
Bathroom  
Office / Den  
Front Deck  
Rear Deck

13. The proposed new single-family home will have a height of 39.5 ft., presumably requiring Use/d Height Variance relief.
14. The new single-family home will have at least 1 off-street parking space.
15. The proposed single-family home requires approval for several Variances, including the following:

LOT AREA: 1,800 SF required; whereas  
1,560 SF exists;

LOT FRONTAGE / WIDTH: 25 ft. required; whereas 20 ft.  
exists;

FRONT YARD SETBACK: 5 ft. required; whereas 2.53 ft. proposed;

SIDE YARD SETBACK: 3 ft. required; whereas 2.64 ft. proposed;

SIDE YARD SETBACK: 3 ft. required; whereas 0.8 ft. proposed;

COMBINED SIDE YARD SETBACK: 6 ft. required; whereas 3.44 ft. proposed;

BUILDING COVERAGE: Maximum 50% allowed; whereas 56.98% proposed;

NUMBER OF STORIES: Maximum 2 ½ stories allowed; whereas 3 stories proposed;

HEIGHT: 35 ft. allowed; whereas 39.5 ft. proposed.

16. It is submitted that the proposed new home will be architecturally and aesthetically consistent with other single-family homes in the immediate neighborhood.
17. The Applicants respectfully request approval of the Application.