

BOROUGH OF SEA BRIGHT
 1099 Ocean Avenue, Sea Bright, NJ 07760
 (732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z 2022-068
 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 Kerry Hufferan + Kim Kurkowsk
 Address 13 Church ST.
 Telephone (Home) _____ (Cell) 609-902-3255- Kim
 Email: kimkurkowsk1@pmloans.com Date: 8/9/22 Fee \$25 Check _____ Cash _____

LOCATION OF THE WORK:

Block 14 Lot(s) 8 Zone R-3 Address 13 Church ST.

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): Demolish existing home down to foundation & construct new three story dwelling. existing foundation will be extended upward to provide parking underneath. Building footprint will also be expanded at the Northwest corner - (see attached).

CHECK ONE: New Addition _____ Alteration _____ Repair _____
 Signature: [Signature] Date: 8/10/22

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 8 Sea Bright Required BFE 11 Proposed BFE NOT SHOWN

LAND USE REVIEW:

Ordinance Section _____ Allowed/Required _____ Existing _____ Proposed _____ Variance _____

130-50.c - See attached bulk schedule

Remarks:

MUST provide proposed BFE - greater than 11.

Zoning Officer [Signature] 8/11/22
 Date Mary Tenciglies

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.
 Building Dept. Forms/Zoning Permit Application

ANTHONY M. CONDOURIS, A.I.A.
ARCHITECT

20 BINGHAM AVENUE
RUMSON, NJ 07750

Kurkowski

Demolish existing home down to foundation and construct new three-story dwelling.

existing foundation will be extended upward to provide parking underneath

building footprint will also be expanded at the northwest corner

TEL: 732-842-3800

FAX: 732-842-7777

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

Borough of Sea Bright, NJ

R-3 ZONE

Block: 14 Lot: 8 Address: 13 Church St

Description	Required	Existing	Proposed	Variance
Min. Lot Area (s.f.)	1,800	1560	1560	No Change
Min. Lot Width (ft.)	25	20	20	No Change
Min. Lot Depth (ft.)	60	78	78	
Min. Front Yard (ft.)	5 to 12**	2.53	2.53	V (Pre-exist.)
Min. Each Side Yard (ft.)	3	2.64/.8	2.64/.8	V (Extends both sides)
Min. Both Side Yards (ft.)	6	3.44	3.44	V (Extends)
Min. Rear Yard (ft.)	15	16	16	
Max. Building Height (ft.)*	35 (2-1/2 stories)	25.3 (2 st.)	±39.5 (3 st.)	V (see note)
Max. Building Coverage (%)	50	56.4	56.98	V
Max. Lot Coverage (%)	70	67.8	67.8	

* 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.

** Front setback to be consistent with homes on same side of street on same block. Applicant will provide setbacks from surveyor shot from street to arrive at average. In no case will setback be permitted less than 5 ft.

NOTES:

- Building height average taken from highest roof, which is proposed dormer, approx. 39.5' - Variance required.
- Bldg. is 3 stories; as per attic habitable space more than 1/3 2nd floor, or 60% proposed - Variance Required for both height and stories.

Date of Review

Initials

8/11/22 MA