

BOROUGH OF SEA BRIGHT
1099 Ocean Avenue, Sea Bright, NJ 07760
(732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z-2023-060
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 ERIC Bischoff Staten Island NY 10309

Address 1181 Woodrow Road

Telephone (Home) _____ (Cell) 917-681-5915

Email: Eric@soundexplosionDJs.com Date: 10/23/23 Fee \$25 ☒ Check _____ Cash _____

LOCATION OF THE WORK:

Block 14 Lot(s) 15 Zone R3 Address 12 South Street

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): Lift house to comply with flood elevation & provide parking underneath - Partial second floor addition - new roof structure to create 1/2 story on third level.

CHECK ONE: New ☐ Addition ☒ Alteration ☒ Repair ☐

Signature: [Signature] Date: 10/23/23
Authorized Signer - Anthony Corda

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 AS Advisory BFE _____ Sea Bright Required BFE _____ Proposed BFE _____

LAND USE REVIEW:
Ordinance Section _____ Allowed/Required _____ Existing _____ Proposed _____ Variance _____

130-39C- See attached bulk chart

Remarks: This house is located directly on property lines - roof overhang on neighboring property. Law permits direct raising out of flood zone with no additions. Proposed additions will require variances in every category except lot width (see attached)

Zoning Officer [Signature] Date 10/31/23
Mary Tangolits

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

SCHEDULE OF LOT AND BUILDING REQUIREMENTS SEC. ~~130-50.C~~ 130-39C

Borough of Sea Bright, NJ

R-3 ZONE

Block: 14 Lot: 15 Address: 12 South St.

Description	Required	Existing	Proposed	Variance
Min. Lot Area (s.f.)	1,800	1125	1125	V(Pre-exist.)
Min. Lot Width (ft.)	25	25	25	
Min. Lot Depth (ft.)	60	45	45	V(Pre-exist.)
Min. Front Yard (ft.)	5 to 12**	0	0	V(Extends)
Min. Each Side Yard (ft.)	3	0/0	0/0	V(Extends)
Min. Both Side Yards (ft.)	6	0	0	V(Extends)
Min. Rear Yard (ft.)	15	0.6	0.6	V(Extends)
Max. Building Height (ft.)*	35 (2-1/2 stories)	24(2st.)	38(3st.)	V(New)
Max. Building Coverage (%)	50	76.8	76.8	V(Pre-exist.)
Max. Lot Coverage (%)	70	100	100	V(Pre-exist.)

* 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:

10/31/23

Date of Review

MT

Initials