

BOROUGH OF SEA BRIGHT
1099 Ocean Avenue, Sea Bright, NJ 07760
(732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT – Z 2024-060
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 Mohammad Younesi

Address 6 Riverview Place, Sea Bright

Telephone (Home) 917.806.3629 (Cell) _____

Email: Mikeyounesi@gmail Date: 10.10.24 Fee \$25 ☒ Check ☐ Cash

LOCATION OF THE WORK:

Block 24 Lot(s) 57 Zone R-2 Address 6 Riverview Place

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): _____

Remove existing brick paver patios, construct new at-grade wood deck

CHECK ONE: New ☐ Addition ☐ Alteration ☒ Repair ☐

Signature: X Mr Younesi Date: NOV 8 - 24

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

LAND USE REVIEW:

Ordinance Section	Allowed/Required	Existing	Proposed	Variance
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<u>130-39.C</u>	<u>Min lot width</u>	<u>30</u>	<u>50</u>	<u>V(Pre-exist.)</u>
	<u>Max lot coverage</u>	<u>?</u>	<u>±100%</u>	<u>✓</u>
	<u>side yard setback</u>	<u>10/15'</u>	<u>0 (new deck)</u>	<u>✓</u>
	<u>one/two</u>		<u>*1/6.2 (bldg.)</u>	<u>V(Pre-exist)</u>

Remarks: Wood decks count 100% toward impervious coverage. IF less than 18" height, may be up to 5 ft. from property lines. Coverage may not be exceeded.

Zoning Officer Mary Tangolits Date _____

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