

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

**20 BINGHAM AVENUE
RUMSON, NJ 07750**

May 31, 2025

Zoning Department
Borough of Sea Bright

Re: Phan Residence
164 Ocean Avenue
Sea Bright, NJ 07760

Block 33, Lot 20.01

Attn: Candace B. Mitchell
Benjamin A. Montenegro, ESQ

A few months ago, I had a conversation with Mr. Montenegro regarding the above project.

At an earlier date, variances were granted to expand and renovate the existing house.

The house would also be lifted and placed on a new raised foundation which would provide a ground level garage and storage area.

My firm was hired to prepare the construction documents for this project.

Following an onsite inspection of the existing structure, we determined that it is highly impractical to lift and renovate the existing structure as most of the existing structure would need to be removed and reconstructed anyway.

It makes much more sense to demolish the existing structure and construct a new home.

This would eliminate the burden and expense of lifting a structure that in reality, cannot be used.

This letter is a request to allow a new house to be constructed that would match the design and footprint of the house that was approved.

TEL: 732-842-3800

FAX: 732-842-7777

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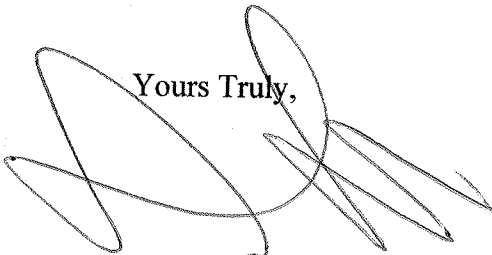
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Mr. Montenegro informed me that it could be possible to allow this administratively and not require going back to the zoning board.

The purpose of this letter is to request permission to submit plans for a new house and not the renovation.

Please let me know of any additional material or documentation you will need from me to continue to expedite this process.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Anthony M. Condouris', written over the 'Yours Truly,' text.

Anthony M. Condouris, Architect
NJ License # AI 13804

Cc. Theresa Phan

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