

**NARRATIVE OF INTENT**

**BERNARD DOWD  
20 & 22 CHURCH STREET  
SEA BRIGHT, NJ  
BLOCK 13, LOTS 28 & 29**

1. Bernard Dowd is the owner of the property located at 20 & 22 Church Street, Sea Bright, NJ more formally identified as Block 13, Lots 28 & 29.
2. The subject property is located in the Borough's R-3 Zone.
3. On or about April 22, 2014, Michael Ross, a prior owner, received use variance approval and bulk variance approval to effectuate the following:
  - Demolition of the then existing Superstorm Sandy-damaged two-family home; and
  - Construction of a new two-family dwelling.
4. The memorializing resolution was adopted on or about May 13, 2014.
5. The memorializing resolution is attached hereto.
6. As referenced in the resolution, the 2014 proposal received approval for the following variances:
  - a. Use Variance Approval.
  - b. Front yard setback (5 ft. required; whereas .7 ft. approved) (to the stairs / open deck).
  - c. Rear yard setback (15 ft. required; whereas 12.9 ft. approved).
  - d. Building coverage: (Maximum 50% allowed; whereas 55.3% approved).

7. The Resolution of approval contained the following Findings of Fact:

*The Board noted that the house will be consistent with the neighboring properties, both as to building and the use. The site has been used as a two-family residence for over 80 years. No neighbors objected to the proposal. The Board also found the site well suited for the use.*

*The Board found that raising the new home above the BFE would give protection against future flooding and improve the public safety and safety of the homeowners. The room sizes are reasonable, and the size of the house was not too intense for the neighborhood. The new home will be compliant with building codes whereas the existing home is not.*

*Board Members note that the home blended in with the neighborhood and that the variances were warranted and would have no negative impact on the neighborhood or on the Zone Plan or Ordinance.*

*The Board found that the bulk variances are consistent with the neighborhood and the pre-existing dwelling. The proposed design and layout of the proposed home will add to the safety of the property and make for a better and more aesthetically pleasing home. The new two-family home did not increase the density of the use.*

8. The subject property is currently vacant.
9. The Applicant herein, the new owner, is requesting permission to slightly modify the design of the previously approved two-family home. It is respectfully submitted that the proposed design modifications will lead to a more aesthetically pleasing structure.
10. The changes (between the home, which was approved in 2014, and what the Applicant proposes now) include the following:
  - a. Increase the front yard setback from .7 ft. to 3.0 ft. (to the open balcony);

- b. Reduction of the side yard setback from 4.0 ft. to 3.16 ft. (which conforms with prevailing Zoning requirements);
- c. Increase in the rear yard setback from approximately 12.9 ft. to approximately 12.96 ft.;
- d. Increase in the number of stories from 2 to 2 ½ (which complies with prevailing Zoning regulations);
- e. Increase in the height from 35 ft. to 37.10" (which presumably still conforms with prevailing Zoning regulations);
- f. Increase in the Building Coverage from approximately 55.3% to 61.93%. (Note: The Building Coverage of the previously approved project was 55.8%. However, representatives of the Applicant have since learned that the said figure(from 2014) was apparently miscalculated. It appears that the previously approved building coverage should have been 65.57% - and the within amended project proposes to reduce the same to 61.93%.)

11. A rendering of the Applicant's proposed two-family dwelling (with the above-referenced modifications) is attached hereto. The said rendering was prepared by Jeremiah Regan, Architect, dated January 26, 2020, (2-pages).

12. A comparison of the some of the features of the previously approved two-family home and the proposed / amended / modified two-family home include the following:

	Previously approved two family home (2014)	Proposed/Amended two-family home (2020)
Use:	Two-family home	Two-family home
Size:	3,584 sf.	4,186 sf.
Height:	35 ft.	37 ft. 10"
Number of Stories:	2 stories	2 ½ stories
Front yard setback:	.7 ft.	3 ft.
Rear yard setback:	12.90 ft.	12.96 ft.
Side yard setback:	4/8 ft.	3.16/6.83 ft.
Building coverage:	55.3 %/65.57%* (See Note f. above)	61.93%
Lot coverage:	66.35%	66.62%

Number of off-street parking spaces:	2	2
FEMA Compliant?:	Yes	Yes

13. The Applicant respectfully requests approval for the amended proposal.

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Encl.