

**BOROUGH OF SEA BRIGHT**  
 1167 Ocean Avenue, Sea Bright, NJ 07760  
 (732) 842-0099 x 22  
**APPLICATION FOR A ZONING PERMIT - 2020-011**  
 Fee \$25

**Instructions:**

1. All applications must be accompanied by a property survey showing the location and size of all structures.
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 BERNARD DOWN

Address 7 Church St - Sea Bright, NJ 07760  
 c/o K. Ramey 132-936-1059 (Work)  
 Telephone (Area #) \_\_\_\_\_

Date 2/18/2020 Fee \$25 Check \_\_\_\_\_ Cash \_\_\_\_\_

**LOCATION OF THE WORK:**

Block 13 Lot(s) 28/29 Zone R-3 Address 20 + 22 Church St.

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

SEE NARRATIVE OF INTENT

CHECK ONE: New  Addition \_\_\_\_\_ Alteration \_\_\_\_\_ Repair \_\_\_\_\_

Signature: [Signature] Date: 2/18/2020

*For Borough Use Only:*

Determination: APPROVED \_\_\_\_\_ DENIED

PRELIMINARY FLOOD REVIEW: \_\_\_\_\_ Check if N/A

|                          |           |              |          |                         |           |              |              |
|--------------------------|-----------|--------------|----------|-------------------------|-----------|--------------|--------------|
| FIRM Advisory Flood Zone | <u>AE</u> | Advisory BFE | <u>8</u> | Sea Bright required BFE | <u>11</u> | Proposed BFE | <u>14.71</u> |
|--------------------------|-----------|--------------|----------|-------------------------|-----------|--------------|--------------|

LAND USE REVIEW: Ordinance Section \_\_\_\_\_ Allowed/Required \_\_\_\_\_ Existing \_\_\_\_\_ Proposed \_\_\_\_\_

*130-50. C - See attached built schedule.  
 130-49. C(2.1)(a) [1] - Single family residences permitted.*

**Remarks:**

*Use variance required for 2-family in SF zone*

Zoning Officer [Signature] Date 3/4/20  
 Mary Tangelos

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. The 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 New Jersey Municipal Land Use Law. Appeal forms are available from the office of the Secretary to the Planning Board.  
 Building Dept. Form Zoning Permit Application

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

Jorough of Sea Bright, NJ

R-3 ZONE

Block: 13 Lot: 2629 Address: 20-22 Church St

| Description                             | Required           | Existing | Proposed           | Variance |
|---|--------------------|----------|--------------------|----------|
| Min. Lot Area (s.f.) <sup>1</sup>       | 1,800              | 3240     | 3240               |          |
| Min. Lot Width (ft.)                    | 25                 | 40       | 40                 |          |
| Min. Lot Depth (ft.)                    | 60                 | 79.34    | 79.34              |          |
| Min. Front Yard (ft.)                   | 5 to 12**          | —        | 3.0                | V (New)  |
| Min. Each Side Yard (ft.)               | 3                  | —        | 3.33/3.34          |          |
| Min. Both Side Yards (ft.)              | 6                  | —        | 6.67               |          |
| Min. Rear Yard (ft.)                    | 15                 | —        | 12.93              | V (New)  |
| Max. Building Height (ft.) <sup>2</sup> | 35 (2-1/2 stories) | —        | 37'-10" / 2 1/2 ST |          |
| Max. Building Coverage (%)              | 50                 | —        | 61.3               | V (New)  |
| Max. Lot Coverage (%)                   | 70                 | —        | 66.62              |          |

\* 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:

"D" Use Variance req'd for 2-family in single family zone.

Date of Review 3/4/22 Initials MS