

**BOROUGH OF SEA BRIGHT**  
 1099 Ocean Avenue, Sea Bright, NJ 07760  
 (732) 842-0099 x 128  
**APPLICATION FOR A ZONING PERMIT - z 2023-031**  
**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 DAVID MAJIC  
 Address 14 Victoria Lane, Rahway NJ  
 Telephone (Home) \_\_\_\_\_ (Cell) \_\_\_\_\_  
 Email: \_\_\_\_\_ Date: 7-10-23 Fee \$25  Check \_\_\_\_\_ Cash \_\_\_\_\_

**LOCATION OF THE WORK:**

Block 11 Lot(s) 13 Zone \_\_\_\_\_ Address 24 Seaside

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

Removal of existing masonry  
Rebuild new single family on existing foundation

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

Signature: [Signature] Date: 7-10-23

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 AE Advisory BFE 8 Sea Bright Required BFE 11 Proposed BFE 13.2

**LAND USE REVIEW:**

Ordinance Section \_\_\_\_\_ Allowed/Required \_\_\_\_\_ Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Variance \_\_\_\_\_

see attached built care 130-39.C

Remarks:

Zoning Officer: [Signature] Date: 7/13/23  
 Mary Tangolics

**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

*please call  
 732-684-5575*

SCHEDULE OF LOT AND BUILDING REQUIREMENTS SEC. ~~5000~~ C

Borough of Sea Bright, NJ

R-3 ZONE

Block: 11 Lot: 13 Address: 24 Surf St

Description	Required	Existing	Proposed	Variance
Min. Lot Area (s.f.)	1,800	1699	1699	Pre-exist.
Min. Lot Width (ft.)	25	25	25	
Min. Lot Depth (ft.)	60	67.9	67.9	
Min. Front Yard (ft.)	5 to 12**	4.1	4.1	V (see note)
Min. Each Side Yard (ft.)	3	1.7/3.1	1.7/3.1	V (one side)
Min. Both Side Yards (ft.)	6	4.8	4.8	V
Min. Rear Yard (ft.)	15	7.5	3.02	V
Max. Building Height (ft.)*	35 (2-1/2 stories)	?	38' (3 stories)	V (see note)
Max. Building Coverage (%)	50	52	52	
Max. Lot Coverage (%)	70	79.1	78	V

\* 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:

- 1) Front setback min 5 ft. provided applicant shows average setback not more than 5 ft. Variance req'd for 4.1 ft.
  - 2) Proposal is for 3-story building (not permitted.) 8 ft. plate height on 3<sup>rd</sup> story not permitted. Half story only allowed. Variance required.
- Arg. roof height does not apply here - height is taken to top of 3<sup>rd</sup> story (38 ft.)

Date of Review 7/12/23 Initials MT