

**David Mayer Residence  
Sea Bright Planning Board Application  
24 Surf Street  
Sea Bright, NJ  
Block 11, Lot 13**

**NARRATIVE OF INTENT**

1. David Mayer and Lorise Mayer are the owners of the property located at 24 Surf Street, Sea Bright, NJ, more formally identified as Block 11, Lot 13.
2. The subject property is located in the Borough's R-3 Zone.
3. The Applicants have owned the subject property since approximately 2006.
4. The house was previously a one-story structure.
5. Prior to Hurricane / Super-Storm Sandy, the subject house was elevated by approximately 4 ft.
6. Notwithstanding the above, the property / structure suffered substantial damage during, and as a result of, Hurricane / Super-Storm Sandy.
7. Damage resulting from the aforesaid Super-Storm include the following:
  - There was approximately 4 ft. of water in the home;
  - There was mold damage;
  - There was substantial damage to household furnishings and other personal effects;
  - The foundation of the structure was compromised, and the flooring was compromised.
8. After the Super-Storm, the house was further elevated again.
9. In conjunction with the most recent elevation process, new footings / foundation were installed.
10. Notwithstanding the most recent elevation, the Hurricane damage has not yet been completely remedied.
11. The existing structure is currently in a state of disrepair, and the structure is not occupied. For instance:
  - The inside of the home is currently empty;
  - The previously damaged / compromised floors were never officially repaired;

- The bottom portions of the wall have no sheetrock;
  - The kitchen and associated appliances have been removed; and
  - The washer and dryer have been removed.
12. Additionally, in conjunction with the above, the existing home was simply not built for the needs of a modern family. For instance:
- Some of the ceilings are relatively low;
  - The existing home does not have an open floor plan;
  - There is limited closet space in the existing structure;
  - The roofing and siding of the existing home are compromised.
13. Against the aforesaid backdrop, the Applicants propose to remove the existing structure, and construct a new single-family home (within the existing foundation).
14. Upon completion of the construction process, the proposed new single-family home will include the following:

First Floor Plan

Bedroom  
Bedroom  
Bedroom  
Bedroom  
Bathroom  
Bathroom

Second Floor Plan

Dining Room  
Kitchen  
Living Room  
Bathroom  
Laundry Room  
Deck

Third Floor Plan

Bedroom  
Deck  
Deck

15. Upon information and belief, the Application for the proposed single-family home requires approval for several Variances, including the following:

LOT AREA:	1,800 SF required; whereas 1,699 SF exists, which is an existing condition;
FRONT YARD SETBACK:	5 – 12 ft. required; whereas 4.1 ft. exists / proposed;
REAR YARD SETBACK:	15 ft. required; whereas 8.16 ft. proposed;
SIDE YARD SETBACK:	3 ft. required; whereas 1.7 ft. exists / proposed;
COMBINED SIDE YARD SETBACK:	6 ft. required; whereas 4.8 ft. exists / proposed;
NUMBER OF STORIES:	Maximum 2 ½ stories allowed; whereas 3 stories potentially proposed;
HEIGHT:	Maximum 35 ft. allowed; whereas 38 ft. proposed.
BUILDING COVERAGE:	Maximum 50% allowed; whereas 52% proposed;
LOT COVERAGE:	Maximum 70% allowed; whereas 78% proposed (which is an actual slight reduction over existing Lot Coverage);

16. Additionally, with the construction of the new home, there will continue to be 2-3 off-street parking spaces available on the ground level.
17. It is submitted that the proposed new home (within the existing foundation) will be architecturally and aesthetically consistent with other single-family homes in the immediate neighborhood (including other homes which were recently constructed / renovated).
18. The Applicants respectfully request approval of the Application and the requested Variance relief.