

BOROUGH OF SEA BRIGHT
1099 Ocean Avenue, Sea Bright, NJ 07760
(732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z 2023-051
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 Jonathan and Catherine Goldin

Address 7 Atlantic Way, Sea Bright, NJ 07760

Telephone (Home) _____ (Cell) 732-713-4431

jonbgoldin@gmail.com

Email: catherinegoldin@gmail.com Date: 10/03/2023 Fee \$25 Check Cash

LOCATION OF THE WORK:

Block 29 Lot(s) 7 Zone R-2 Address 7 Atlantic Way

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): Addition of a third floor (1/2 story)

to the existing dwelling, and the partial enclosure of the existing open garage area for storage purposes.

CHECK ONE: New Addition Alteration Repair

Signature: _____ Date: 10/4/23

ANSELL GRIMM & AARON, Attorneys for Applicant/Owner

For Borough Use Only; by RICK BRODSKY, ESQ.

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 AE Advisory 10 Sea Bright 13 Proposed
Flood Zone BFE Required BFE BFE

LAND USE REVIEW:

Ordinance Section _____ Allowed/Required _____ Existing _____ Proposed _____ Variance _____

130-39.c - See attached bulk schedule

Remarks:

15" Use Variance required for height deviation

Zoning Officer Mary Tangolies Date 10/17/23

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

39.C

SCHEDULE OF LOT AND BUILDING REQUIREMENTS SEC. 130-50~~C~~

Borough of Sea Bright, NJ

R-2 ZONE

Block: 29 Lot: 7 Address: 7 Atlantic Way

| Description | Required | Existing | Proposed | Variance |
|-----------------------------|--------------------|------------|---------------|--------------------|
| Min. Lot Area (s.f.) | 4,000 | 2437 | 2437 | V(Pre-exist) |
| Min. Lot Width (ft.) | 50 | 32.5 | 32.5 | V(Pre-exist) |
| Min. Lot Depth (ft.) | 60 | 75 | 75 | |
| Min. Front Yard (ft.) | 25 | 17.66 | 17.66 | V(Extends) |
| Min. Each Side Yard (ft.) | 7 | 3.74/3.81 | 3.74/3.81 | V(Extends) |
| Min. Both Side Yards (ft.) | 15 | 7.55 | 7.55 | V(Extends) |
| Min. Rear Yard (ft.) | 15 | ± 2 | ± 2 | V(Pre-exist) |
| Max. Building Height (ft.)* | 35 (2-1/2 stories) | 35 (2 st.) | 38 (2 1/2 st) | V (Use var. - "D") |
| Max. Building Coverage (%) | 50 30* see note | 55.39 | 55.39 | V(Pre-exist) |
| Max. Lot Coverage (%) | 70 | 69.67 | 69.67 | |

* 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.

NOTES:

Lot width 65% permitted. 65% height reduction = 24.7 ft.
Not less than 30' permitted - 30' max height allowed for this property due to height reduction required

10/17/23 MT
Date of Review Initials