

BOROUGH OF SEA BRIGHT
1099 Ocean Avenue, Sea Bright, NJ 07760
(732) 842-0099 x 128
APPLICATION FOR A ZONING PERMIT - Z 2023-030
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 Gerard Uzzi for CMW Properties LLC
Address 11 Center Street, Sea Bright, NJ 07760
Telephone (Home) N/A (Cell) 732 675 9503
Email: guzzi64@gmail.com Date: 6/29/23 Fee \$25 Check Cash

LOCATION OF THE WORK:

Block 10 Lot(s) 6 Zone R3 Address 11 Center St.

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED):
please see attached

CHECK ONE: New Addition Alteration Repair

Signature: [Signature] Date: 6/29/23

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 Existing - 14.3 - no charge

LAND USE REVIEW:
Ordinance Section Allowed/Required Existing Proposed Variance

(See attached bulk schedule)

Remarks:

Zoning Officer [Signature] 7/16/23
Mary Tangolits Date

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

Description of work for 11 Center Street

Expansion of the second floor above existing front porch and also above the existing one-story section at the rear of the house that will create more bedroom and bathroom space. Existing roof to be removed and a new roof structure will be installed to create a third level "half story" and a roof deck at the front of the house. A new stairway will be installed for access to third level.

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

Borough of Sea Bright, NJ

R-3 ZONE

Block: 10 Lot: 6 Address: 11 Center St

Description	Required	Existing	Proposed	Variance
Min. Lot Area (s.f.)	1,800	1787	1787	V(pre-exist.)
Min. Lot Width (ft.)	25	25	25	
Min. Lot Depth (ft.)	60	71.5	71.5	
Min. Front Yard (ft.)	5 to 12**	5.2	5.2	
Min. Each Side Yard (ft.)	3	1.2/7.3	1.2/7.3	V(One side - extends)
Min. Both Side Yards (ft.)	6	8.5	8.5	
Min. Rear Yard (ft.)	15	3	3	V(Extends)
Max. Building Height (ft.)*	35 (2-1/2 stories)	35(2 1/2)	36(2 1/2)	* See note
Max. Building Coverage (%)	50	51.37	51.37	V(pre-exist)
Max. Lot Coverage (%)	70	55.84	55.84	

* 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:

* House is previously raised to be flood compliant, so 3' additional height permitted - 38' max. allowed.

7/6/23 MR
Date of Review Initials