

BOROUGH OF SEA BRIGHT  
 1099 Ocean Avenue, Sea Bright, NJ 07760  
 (732) 842-0099 x 128  
 APPLICATION FOR A ZONING PERMIT - Z 2023-028  
 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 16 Via Ripa Properties, LLC  
 Address Attn: Eric and Maureen Schnabolk, 905 Castle Point Terrace, Hoboken, NJ 07030  
 Telephone (Home) (XXXX) 732-922-1000 (Cell) \_\_\_\_\_  
 Email: rb@ansellgrimm.com Date: 6/22/23 Fee \$25  Check  Cash

**LOCATION OF THE WORK:**

Block 31 Lot(s) 6 Zone R-2 Address 16 Via Ripa

*#136087 6/27/23*

DESCRIPTION OF WORK TO BE PERFORMED (OR USE PROPOSED): Raising of existing two-family house to comply with applicable flood regulations, and renovation of existing structure and proposed addition to existing second floor.

CHECK ONE: New  Addition  Alteration  Repair

Signature: [Signature] Date: 6/22/23  
 ANSELL GRIMM & AARON, P.C., Attorneys for Owner/Applicant  
 For Borough Use Only: By: Rick Brodsky, Esq.

Determination:  APPROVED  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 11 Sea Bright Required BFE 14 Proposed BFE \*NOT SHOWN

**LAND USE REVIEW:**

| Ordinance Section | Allowed/Required | Existing | Proposed | Variance |
|-------------------|------------------|----------|----------|----------|
|-------------------|------------------|----------|----------|----------|

|         |                              |      |     |             |
|---------|------------------------------|------|-----|-------------|
| 130-39C | Front setback (Via Ripa) 25' | 14.1 | 9.6 | ✓           |
|         | Front setback (South) 25'    | 9.8  | 9.8 | ✓           |
|         | Side Setback - one side 7'   | 2.8  | 2.8 | ✓ (extends) |

130-39C (2)(a) Single family only permitted in R2 zone. Expansion of 2-family requires "D" Use Variance.

Remarks: *\* Must provide proposed BFE, 14' min req'd. Construct to V zone standards due to LIMWA Regulations*

Zoning Officer: [Signature] Date: 7/7/23  
 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 NJMUL. Appeal forms are available from the office of the Secretary to the Planning Board.  
 Building Dept. Forms\Zoning Permit Application