

**BOROUGH OF SEA BRIGHT**  
 1099 Ocean Avenue, Sea Bright, NJ 07760  
 (732) 842-0099 x 128  
**APPLICATION FOR A ZONING PERMIT - Z 2022-085**  
**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 Anthony M. Condouris ARCHITECT ERIC MAURICEY SEHNABOCK <sup>OWNER</sup>  
 Address 30 Bingham Ave - Rumson, NJ 07760  
 Telephone (Home) 732-842-3800 (Cell) \_\_\_\_\_  
 Email: Tony@AmcArchitect.com Date: 10/17/22 Fee \$25  Check  Cash  
 #10699 10/18 @

**LOCATION OF THE WORK:**

Block 31 Lot(s) 6 Zone R2 Address 16 Via Ripa

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

Demolish existing two-family house and construct new two-family house -

CHECK ONE:  New  Addition  Alteration  Repair

Signature: \_\_\_\_\_ Date: 10/17/22

*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 11 Sea Bright Required BFE 14 Proposed BFE Not shown

**LAND USE REVIEW:**

Ordinance Section      Allowed/Required      Existing      Proposed      Variance

130-50.C - See attached bulk regulations & variances required.

130-38.C.(2)(a) - single family structures only permitted in R2 Zone. Proposed new 2-family will require "D" use Variance.

**Remarks:**

Note: Proposed BFE not shown Must be min. 14. Provide BFE to determine if bldg. height will remain compliant.  
 - Must be built to V-zone standards due to  
 Zoning Officer: Mary Tangolis Date: 10/19/22

**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

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

Borough of Sea Bright, NJ

R-2 ZONE

Block: 31 Lot: 6 Address: 16 Via Ripa

Description	Required	Existing	Proposed	Variance
Min. Lot Area (s.f.)	4,000	4200	4200	
Min. Lot Width (ft.)	50	60	60	
Min. Lot Depth (ft.)	60	70	70	
Min. Front Yard (ft.) <i>Via Ripa</i>	25	14.1	9	✓
Min. Each Side Yard (ft.) <i>SOUTH</i>	<del>7</del> 25	9.9 28   29.5	5 8/8	✓
Min. Both Side Yards (ft.)	15	32.3	16	
Min. Rear Yard (ft.) <i>N/A</i> <i>2 Fronts</i>	<del>15</del>	—	—	
Max. Building Height (ft.)*	35 (2-1/2 stories)	N/A	38 (2 1/2 st.)	
Max. Building Coverage (%)	50	26.57	56	✓
Max. Lot Coverage (%)	70	89.33	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:

10/19/22 MT  
Date of Review Initials