



BOROUGH OF BELMAR

DEPARTMENT OF CONSTRUCTION, PLANNING & ZONING
 601 Main Street Phone: (732) 681-3700 x225
 Post Office Box A Fax: (732) 681-3434
 Belmar, NJ 07719 Web: www.belmar.com

MINOR LAND USE - ZONING PERMIT

BLOCK: 139 LOT: 18 SITE ADDRESS: 1006 14th Avenue

PROPERTY USE: Residential Single Family Residential Multi-Family # of units 2 Commercial

PROPOSED PROPERTY USE/TYPE OF CONSTRUCTION: (CHOOSE ONE)

- Minor Subdivision Major Subdivision New House Addition
 Accessory Use Driveway Swimming Pool Sign/Awning
 Deck/Porch A/C Unit Fence Generator

If other, please describe:

Brief description of proposal: Existing 50'x150' property contains 3 dwelling units. One 1 1/2 story dwelling toward the front of the property, one 1 story dwelling in the center of the property, and one 1 story dwelling in the rear of the property. We propose to remove the front and middle dwellings and replace them with one 2 1/2 story single family dwelling located toward the front of the property. The existing rear one story dwelling is proposed to remain.

IMPORTANT NOTE: Please attach a copy of the property survey and a sketch of proposal.

The following information is required: Lot Size: 7500 sqft Zone: R50

Setbacks: Front yard: 20' Rear yard: 35' Side Yard: 5' Total Side: 15'

A/C Unit and Generator Setback: _____

Building Coverage: Existing: 25.37 % Proposed: 27.01 % 25

Impervious Coverage: Existing: 56.44 % Proposed: 50 % 50

Floor Area Ratio: Existing: 55 % Proposed: 40.89 % 55

Height of Structure: Existing: <35' Proposed: 33.92 35

Owners Name: C. REVANO Date: 6/1/20
(please print)

Owners Signature: [Signature] Telephone #: 732-261-7091

Approved Denied Date: 6/4/20 Signature: T. Branch

Comments: SEE ATTACHED. FLOOD PLAIN ADMINISTRATOR REVIEW REQUIRED

Application Fees: Residential Home \$150 Residential Addition \$75 Minor/Major Subdivision \$75
 Non-Residential Use \$375 Commercial Other \$75 Fence/Signs/Awnings/Air Conditions/Generators/Other \$50 Swimming Pool/Deck/Porch/Patio/Driveway \$65
 Cash Check Date Paid: _____

1006 14TH AV 139/18

- ~~1- PLOT PLAN REQUIRED. NEED EXISTING AND PROPOSED LAYOUT. NEED SETBACKS, LOT COVERAGE AND BUILDING COVERAGE ON THE SURVEY.~~
- 2- THIS WILL NEED A USE VARIANCE.
- 3- THE SECOND STORY IS PARTIALLY OVER THE PORCH WHICH IS NOT PERMITTED
- ~~4- WHEN I RECEIVE NUMBER 1 ABOVE I WILL CONTINUE.~~
- 5- YOU WILL NEED 3 ON SITE PARKING SPACES 9x20 WITH ONE DRIVEWAY, YOU DON'T APPEAR TO HAVE. PARKING IN THE FRONT YARD IS ONLY PERMITTED IN FRONT OF THE GARAGE THE DRIVEWAY CONFIGURATION WON'T ALLOW IT. MAXIMUM DRIVEWAY WIDTH IS 10 FT. BOTH WILL REQUIRE VARIANCE (5 SPACES REQ.)
- 6- BUILDING COVERAGE WILL REQUIRE VARIANCE 2.1% OVER
- 7- PROPERTY IS AE 10 FLOOD ZONE MUST COMPLY WITH FEMA AND BE REVIEWED BY FLOOD PLAN ADMIN.

LEON S. AVAKIAN, INC. *Consulting Engineers*

788 WAYSIDE ROAD • NEPTUNE, NEW JERSEY 07753

LEON S. AVAKIAN, P.E., P.L.S. (1953-2004)
PETER R. AVAKIAN, P.E., P.L.S., P.P.
MEHRYAR SHAFAI, P.E., P.P.
GREGORY S. BLASH, P.E., P.P.
LOUIS J. LOBOSCO, P.E., P.P.
GERALD J. FREDA, P.E., P.P.
RICHARD PICATAGI, L.L.A., P.P.
JENNIFER C. BEAHM, P.P., AICP
CHRISTINE L. BELL, P.P., AICP
SAMUEL J. AVAKIAN, P.E.

June 10, 2020

April Claudio
Municipal Clerk/ Registrar
601 Main Street
Belmar, NJ 07719

Re: 1006 14th Avenue
Belmar, NJ 07719
Block 139, Lot 18
Flood Permit Review

Dear Ms. Claudio:

I reviewed the above referenced permit application and have the following comments:

A. As per §35-5.2.a.2., New construction of any residential structure located in an AE zone shall have the lowest floor, including basement together with the attendant utilities and sanitary facilities, elevated at or above the most restrictive base flood or best available flood hazard data elevation plus one foot. Block 139, lot 18 is located in the AE10 zone on the 2012 ABFE and the 2014 PFIRM. As such, the lowest floor elevation is required to be 11 feet. The proposed single-family structure is not compliant with the Borough's Flood Damage Prevention Ordinance. In particular:

- (1) The applicant is proposing a sub-grade crawl space with an elevation of 7.0 feet, whereas a crawl space is not permitted. **A variance is required.**
- (2) The applicant is proposing a first-floor elevation of 10.25 ft., whereas an elevation of 11 ft. is required. **A variance is needed.**

As such, I do not recommend granting a Flood Development Permit at this time.

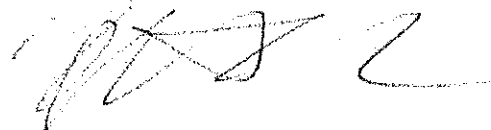
B. The proposed development at 1006 Fourteenth Avenue appears to require the following additional variances:

- (1) A **d(1) use variance** will be required to permit two (2) dwellings on the subject property, whereas multiple dwellings are not permitted in the zone district.
- (2) The applicant is proposing a maximum building coverage of 27.01%, whereas 25% is the maximum permitted in the zone. **A variance is required.**
- (3) The applicant is proposing a combined side yard setback of 10.8 ft. from the rear structure, whereas a combined side yard setback of 15 feet is required. **A variance is needed.**
- (4) The applicant is proposing a rear yard setback of 2.27 ft. from the rear structure, whereas a minimum rear setback of 35 ft. is required. **A variance is needed.**
- (5) The proposed development does not meet the Borough's parking standard. Five (5) spaces are required. **A variance is needed.**

Additional variances and waivers may also be required. Should you have any questions or require any clarification regarding this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, Inc.



Christine L. Bell, PP, AICP, CFM

Floodplain Administrator