



BOROUGH OF BELMAR

DEPARTMENT OF CONSTRUCTION, PLANNING & ZONING

601 Main Street

Post Office Box A

Belmar, NJ 07719

Phone: (732) 681-3700 x225

Fax: (732) 681-3434

Web: www.belmar.com

DEVELOPMENT APPLICATION

DATE RECEIVED: _____ APPLICATION NO: _____

RECEIVED BY: _____ FEE AMOUNT PAID: _____

(Items above to be filled out by the Borough)

Date Prepared: 1/8/2021 (Please Print) Zone: R-40

Block(s): 160 Lot(s): 11

Site Address: 121 Sixteenth Avenue - Belmar

Name of Owner(s): Raymond & Maryann Walters

Owner Address: 121 Sixteenth Avenue - Belmar, NJ 07719

Phone #: 201-401-1060 (Mary Geary - daughter) Email: mary.k.geary@gmail.com

Name of Applicant (if different than owner): N/A

Applicant Address: _____

Phone #: _____ Email: _____

Name of Professional Preparing Plan: Mary Hearn, AIA License #: C-12055 (NJ)

Name of Firm: M.B. Hearn Architecture, LLC

Firm Address: 1007B Main Street - Belmar, NJ 07719

Phone #: 732-556-9055 Email: mhearn@mbhearn.com

Name of Attorney Representing Applicant: N/A

Name of Firm: _____

Firm Address: _____

Phone #: _____ Email: _____

1. Application Request

a. The applicant is hereby requesting an application for the following:

- | | |
|--|--|
| ☐ Minor Subdivision | ☐ Final Major Site Plan |
| ☐ Preliminary Major Subdivision | ☐ Appeal of Zoning Officer's Decision ("A") |
| ☐ Final Major Subdivision | ☐ Interpretation of Zoning Ordinance ("B") |
| ☐ Conditionally Exempt Site Plan | ☒ Hardship or Flexible Bulk Variance ("C") |
| ☐ Minor Site Plan | ☒ Use Variance ("D") |
| ☐ Preliminary Major Site Plan | |
| ☐ Amended Preliminary, Final or Minor Subdivision | |
| ☐ Amended Preliminary, Final or Minor Site Plan | |

Is a variance or conditional use approval required? Yes If so, please specify the section of the Ordinance: See Attached and provide a detailed explanation of the variances needed and attach explanation hereto.

2. Items of Proposed Development

- a. Address: 121 Sixteenth Avenue - Belmar
- b. Zoning District: R-40
- c. Number of Existing Lots: 1 Number of Proposed Lots: 1
- d. For the construction of: (check all that apply and provide # of each type)

- | | |
|---|--|
| ☒ Single Family Dwelling <u>1</u> | ☐ Accessory Use _____ |
| ☐ Two Family Dwelling _____ | ☐ Addition _____ |
| ☐ Other Residential _____ | ☐ Commercial Structure(s) _____ |
| ☐ Other (Describe) _____ | |

Number of units that will qualify as Affordable Units 0 for sale and 0 for rent.

If installing A/C Unit or Generator, provide setback and location _____
rear yard - need variance

- e. Provide brief description of proposed development: _____

Remove existing 2 Story Single-Family Residence and Construct a new Single-Family Residence

3. Consent for Site Review

- a. The applicant and owner realize that as part of the Planning Board / Zoning Board of Adjustment review of its application, that the Board may determine it necessary or advisable to visit the subject premises for the purposes of performing a site inspection and review. The applicant and owner do hereby give permission to any member of the Borough of Belmar's Planning Board and Zoning Board of Adjustment as well as any other Borough employee or officer to enter the subject premises for the purpose of performing a site inspection and review.

Am P2W
Owner Initials

1/8/2021
Date

Am P2W
Applicant Initials

1/8/2021
Date

5. Certificate of Concurrence & Statement of the Landowner

- a. I hereby certify that I am the Owner of Record of the site depicted and that I concur with the plans presented to the Planning Board / Zoning Board of Adjustment.
- b. Application is made with my complete understanding and permission in accordance with the agreement of purchase or other option entered into between me and the applicant.
- c. Permission is hereby granted to: N/A, otherwise known as the Applicant, to submit the proposed development plans on my behalf as the: (Tenant or Contract Purchaser if applicable): _____.

N/A
Owner Initials

Date

N/A
Applicant Initials

Date

6. Escrow Agreement

- a. The ordinances of the Borough of Belmar require the Applicant to pay certain sums into an escrow account for review of said application for development and for the Owner of said property to agree to the charges against same or become a lien on its property.
- b. The Applicant shall submit an escrow payment to the Borough of Belmar in the amount of to be held by the Borough in an interest bearing account pursuant to N.J.S.A. 40:55D-53.1.
- c. The Borough has the right to withdraw funds from said escrow account for payment of all invoices submitted by the professionals reviewing the application on behalf of the Borough pursuant to N.J.S.A. 40:55D-53.2.
- d. If the escrow account is reduced to 25% of its original amount or if additional payments are deemed necessary by the Planning Board / Zoning Board of Adjustment / Borough, the Applicant shall be notified of such and agrees to make an additional payment within twenty-one (21) days of receipt of request pursuant to Borough Code.

Am P2W
Owner Initials

1/8/2021
Date

Am P2W
Applicant Initials

1/8/2021
Date

7. **Final Certification**

Owner

Applicant (if other than owner)

Name: Raymond & Maryann Walters

N/A

Address: 121 Sixteenth Avenue

Belmar, NJ 07719

Signature: Maryann Walters

Notary Public

Attorney on behalf of Applicant/Owner

Name: Amanda Nicolardi

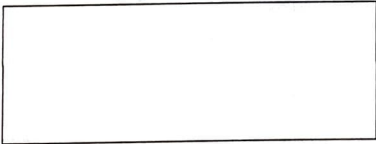
N/A

Address: Wells Fargo

1123 Third Ave
Spring Lake, NJ 07762

Signature: Amanda Nicolardi

Stamp:



Seal:



Applicant continued

Professional Engineer/Architect

Company Name: N/A

Company Name: M.B. Hearn Architecture, LLC

Address: _____

Address: 1007B Main Street

Belmar, NJ 07719

Contact Name: _____

Contact Name: Mary Hearn

Signature: _____

Signature: _____

Date Submitted: _____

Date Submitted: _____

1/8/2021

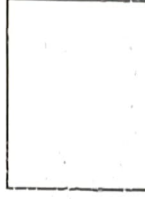
Block: 160

Lot: 11

License No.: C-12055 (NJ)

Street Address of Property: 121 Sixteenth Avenue - Belmar, NJ 07719

Seal



01-04-21

Raymond & Maryann Walters Residence – Variance Application

LIST OF VARIANCES:

1. LOT AREA: 1,890 SF is existing and proposed, where 4,000 SF minimum is required.
Ordinance Section: Schedule 40-5-1A.
2. LOT FRONTAGE: 27 FT is existing and proposed, where 40 FT minimum is required.
Ordinance Section: Schedule 40-5-1A.
3. BUILDING COVERAGE: 38.0% exists, 47.6% is proposed, where 30% maximum is allowed.
Ordinance Section: Schedule 40-15-1A.1.
4. IMPERVIOUS COVERAGE: 54.8% exists, 56.2% is proposed, where 55% maximum is allowed.
Ordinance Section: Schedule 40-15-1A.1.
5. FLOOR AREA RATIO: 48.2% exists, 87.0% is proposed, where 78% maximum is allowed.
Ordinance Section: Schedule 40-15-1A.1.
6. ON SITE PARKING: 0 spaces exist, 0 Code Compliant spaces are proposed, where 3 spaces minimum are required. Note! One parking space is proposed forward of the front wall of the proposed dwelling. Ordinance Section: Exhibit 40-9-1.
7. REAR YARD SETBACK: 20.5 FT exists, 9.4 FT is proposed, where 25 Ft minimum is required.
Ordinance Section: Schedule 40-15-1A.
8. SIDE YARD SETBACK (EAST): 4.5 FT exists, 3.1 FT is proposed, where 5 FT minimum is required.
Ordinance Section: Schedule 40-15-1A.
9. SIDE YARD SETBACK (WEST): 6.3 FT exists, 4.4 FT is proposed, where 5 FT minimum is required.
Ordinance Section: Schedule 40-15-1A.
10. TOTAL SIDE YARDS: 10.8 FT exists, 7.5 FT is proposed, where 10 FT minimum is required.
Ordinance Section: Schedule 40-15-1A.
11. SECOND FLOOR FRONT BALCONY: The existing Second Floor Front Balcony is covered, the proposed Second Floor Front Balcony is covered. Second Floor Front Balconies within the Front Setback are required to be uncovered.
Ordinance Section: 40-7.9-c.
12. And Any/All other Variances the Board sees fit.

121 16TH AV. 160/11

12/15/20

- 1- LOT REQUIREMENT 4000 SQ FT EXISTING 1890 SQ FT
 - 2- LOT FRONTAGE REQUIRED 40 FT EXISTING 27 FT
 - 3- BUILDING COVERAGE REQUIRED 30% PROPOSED 47.6%
 - 4- LOT COVERAGE REQUIRED 55% PROPOSED 56.2%
 - 5- FAR REQUIRED 78% PROPOSED 87%
 - 6- REAR YARD SETBACK REQUIRED 25 FT
PROPOSED 9 FT 4"
 - 7- SIDEYARD REQUIRED 5 FT PROPOSED 3' 1"
 - 8- COMBINED SIDEYARD REQUIRED 10 FT PROPOSED
7 FT 5"
 - 9 COVERING THE 2ND FLOOR DECK OVER THE
PORCH 40-7.9
 - 10- PARKING REQUIRED 3 SPACES PROPOSED 1
- ALL OF THE ABOVE ARE REQUIRED VARIANCES!
(EXTREMELY SMALL LOT)