



BOROUGH OF BELMAR

DEPARTMENT OF CONSTRUCTION, PLANNING & ZONING
601 Main Street
Post Office Box A
Belmar, NJ 07719
Phone: (732) 681-3700 x225
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MINOR LAND USE – ZONING PERMIT

BLOCK: 41 LOT: 15 SITE ADDRESS: 204 5th Ave

PROPERTY USE: Residential Single Family Residential Multi-Family # of units 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: See attachment

Brief description of proposal: _____

IMPORTANT NOTE: Please attach a copy of the property survey and a sketch of proposal. Setbacks and Calculations must be on plan and certified by a licensed professional.

The following information is required: Lot Size: 7500 S.F. Zone: R-75

Setbacks: Front yard: 20 ft ^{20 ft Req. (20)} _{9.5 ft ex. proposed} Rear yard: 52.9 ft ^{40 ft Req. (40)} _{52.9 ft prop.} Side Yard: 2 ft ^{5 ft Req. (5)} _{2 ft ex. proposed} Total Side: 13.1 ft ^{15 ft Req. (15)} _{13.1 ft ex. proposed}

A/C Unit and Generator Setback: _____

Building Coverage: Existing: 32.5 % Proposed: 34.6 % (25)

Impervious Coverage: Existing: 53.9 % Proposed: 50 % (50)

Floor Area Ratio: Existing: 72.5 % Proposed: 80.2 % (55)

Height of Structure: Existing: 3 Stories Proposed: 3 Stories (37.2 ft) 35 FROM BFE

The following information is required if applicable: Effective Flood Zone: _____

Advisory BFE: _____ Preliminary BFE: _____

*If the property is in a flood zone a floodplain development permit application must be completed when submitting for construction permits.

Property Address: 204 5th Avenue

BRIEF DESCRIPTION OF PROPOSAL ATTACHMENT

The existing structure was the former 'Morning Dove' bed and breakfast. The property previously possessed a hotel/rooming house license. The Property was purchased by the applicants herein. The applicants voluntarily retired the bed and breakfast license. The existing property is antiquated and the victim of haphazard prior additions. It currently contains 10 bedrooms and 6.5 bathrooms. It is a non-conforming three story structure. It has suffered from deferred maintenance.

The applicant intends to completely renovate, reconfigure and erect an appropriate rear addition to the property to beautify and reconstruct the property to a modern, new efficient structure, while retaining its historic character.

The applicant intends to eliminate the pre-existing lot coverage variance, reducing lot coverage from 53.9%to 50%. The applicant shall also remove the non-conforming rear accessory side yard set back variance of 2.8 feet and rebuild a conforming accessory building. The new accessory building (garage) will also increase its rear yard set back from 3 feet existing to 7 feet.

Owner/Agent's Name: SAM & Amy Sloane Date: _____
(please print)

Owner/Agent's Signature: _____

Telephone #: (917) 337-8815 Email Address: SAM.SLOANE@BOCAGROUP.COM

(Zoning Officer Review)

Approved Denied Date: 11/9/21 Signature: TED BIANCHI

(Floodplain Administrator Review if applicable)

Approved Denied Date: _____ Signature: _____

Notes: _____

SEE ATTACHED

Application Fees: Residential Home \$150 – Residential Addition \$75 – Non-Residential Use \$375 – Commercial Other \$75

Fence/Signs/Awnings/Air Conditions/Generators/Other \$50 – Minor/Major Subdivision \$75

Swimming Pool/Deck/Porch/Patio/Driveway - \$65.00

Cash Check Date Paid: 11-8-21

204 5TH AV 4/1/15 11/9/21

- 1- PROVIDE BREAK DOWN OF LOT COVERAGE.
GRAVEL COUNTS TOWARD LOT COVERAGE
- 2- THE 2 OUTDOOR SHOWERS ARE ATTACHED TO THE PRINCIPAL STRUCTURE AND MUST COMPLY WITH THE 5 FT SETBACK
- 3- BUILDING OVER FRONT PORCH AND IN THE FRONT YARD SETBACK
- 4- BUILDING WITHIN THE COMBINED 15 FT SIDE YARD SETBACK
- 5- 3 STORY STRUCTURE DOES NOT COMPLY WITH THE STORY 1/2 DEFINITION
- 6- PROVIDE AVERAGE FRONT YARD SETBACK FOR ADJACENT PROPERTIES
- 7- FLOOR AREA RATIO OVER BY 25.2 %
- 8- BUILDING LOT COVERAGE OVER BY 9.6 %
- 9- FRONT PORCH AT 10 FT EXCEEDS THE 8 FT LIMIT WHICH IS A PRE EXISTING NON CONFORMING CONDITION