BELMAR

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

Fax: (732) 681-3434 Web: <u>www.belmar.com</u>

MINOR LAND USE - ZONING PERMIT

BLOCK: 139	LOT: 18 SIT	E ADDRESS: 1006 14	th Avenue
PROPERTY USE:	Residential Single Family 🔽 Res	sidential Multi-Family # of units	2 □ Commercial
	RTY USE/TYPE OF CONSTR		
☐ Minor Subdivisi			☐ Addition
☐ Accessory Use	☐ Driveway	☐ Swimming Pool	☐ Sign/Awning
☐ Deck/Porch	□ A/C Unit	☐ Fence	☐ Generator
If other, please desc	ribe:		
propose to n	the property and one Ismove the front and mi gle family dwelling located by swelling is propose	tory dwelling in the read iddle dwellings and rep toward the trant of th	one Istory dwelling in f of the property. We lace them with one he property. The existing
The following informa	ition is required: Lot Size: 75	_	
	20' CRear yard: 35' S		15(15)
A/C Unit and Generato			
Building Coverage:	Existing: 25.37 %	Proposed: 27.01	% (25)
Impervious Coverage:	Existing: 56.44 %	Proposed: 50	% (E)
Floor Area Ratio:	Existing: <u>55</u> %	Proposed: 40.89	165
Height of Structure:	Existing: <35 /	Proposed: 33.92	(32)
Owners Name:	PEUANIC) (please print)	Date: 6/1/20	
Owners Signature:	fee	Telephone #:	261-7091
	Denied Date: 6/4/20		
Required	ATTACHED. FLOOR	MAIN ADMINISTRA	Tele KEVIEW
Application Fees: Residential Home \$150 Residential Addition \$75 Minor/Major Subdivision \$7	Non-Residential Use \$375 Commercial Other \$75 Fence/Signs/Awnings/Air Conditions/Gen Swimming Pool/Deck/Porch/Patio/Drivew	erators/Other \$50	heck

e.	· .
· · / ·	
1006 14TH AV 139	/18
1- PLOT PLON REGULAR	D. NEED EXISTING
AND PROPOSED LAYOUT	
LOT COVERNOE AND BUILT	DING COVERAGE ON
THE SURVEY	
2- THIS WILL NEED A US	E VARIANCE.
3- THE SECOND STORY IS F	BRITIALLY OVER THE PORCH
WHICH IS NOT PERMITTE	
4- WHEN I RECEIVE N	UMBRIADOVET
WILL CONTINUE.	
5- You WILL NEED 3 ON	SITE PARKING SPACES
9×20 WITH ONE DRIVE	WAY, YOU DON'T APPEAR
TE HAVE PARKING IN	THE FRONT YARD IS
ONLY PERMITED IN FI	RONT OF THE GARAGE
THE DRIVEWAY CONFIG	CRATION WON'T ALLOW IT,
MAXIMUM DRIVEWAY 1	UIDIH IS 10FT.
BOTH WILL REGULTE V	ARIANCE (5 SPACES REG.) REQUIRE VARIANCE 2.1%
6. BulDING COVERAGE WILL	REQUIRE VARIANCE 2.1%
OVER	
7- ROPERTY 15 AE 10 FLO	OD ZONE MUST COMPLY WITH
	BY FLOOD PLANN ADMINI
·	
٠-	

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