WILLIAM J. SHIPERS DAVID P. LONSKI

THOMAS J. SHAMY (1966-1992) PHILIP H. SHORE (1968-2007)

FAX: (732) 210-4443

SHAMY, SHIPERS & LONSKI, P.C.

ATTORNEYS AT LAW
A PROFESSIONAL CORPORATION

334 MILLTOWN ROAD EAST BRUNSWICK, NJ 08816

> (732) 210-4404 www.SSandL.com

REPLY TO EAST BRUNSWICK

July 14, 2020

DARREN M. PFEIL* MARC P. CASWELL

OF COUNSEL: RONALD G. KERCADO ROBERT J. MacNIVEN GEORGE W. PRESSLER

*Admitted Attorney NJ, NY, & PA

VIA HAND DELIVERY

Borough of Belmar 601 Main Street Belmar, NJ 07719

ATTN.: APRIL CLAUDIO, Zoning Board Secretary

RE: Lisa Marino and Harold Fudali

Property Location: 206 12th Ave, Block 111, Lot 16

Zoning Board Matter- July 28, 2020 at 6PM

Dear Mrs. Claudio:

As you are aware, the undersigned represents the applicants Lisa Marino and Harold Fudali, with regard to the above-referenced matter currently scheduled for a Zoning Board Hearing on Tuesday, July 28, 2020 at 6PM. Since the original submissions to the Borough on April 3, 2020, applicant has decided to alter the plans and eliminate the third story, which also will eliminate one variance request in their submission. As such, enclosed please find the following amended documents:

16 sets of the plans of Nastasi Architecture;

2. 16 copies of the amended application page 2 of 4, with the attached amended variance request sheet.

Please circulate same to the Board members and professionals so they may review prior to the upcoming hearing. Any questions and/or concerns please do not hesitate to contact the undersigned at the above address.

Thank you.

Very truly yours,

SHAMY, SHIPERS, & LONSKI, P.C.

WILLIAM J. SHIPERS

WJS|nic enclosures

1.	Appli	cation 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	X Hardship or Flexible Bulk Variance ("C")		
		X 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, plant the section of the Ordinance:See attached a detailed explanation of the variances needed and attach explanation hereto					
2.	<u>Items</u>	Items of Proposed Development			
	a.	Address: 206 12 th Ave			
	b.	Zoning District: R-75			
	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)			nd provide # of each type)		
		☐ Single Family Dwelling	Accessory Use		
		☐ Two Family Dwelling	**		
		☐ Other Residential	☐ Commercial Structure(s)		
		☐ Other (Describe)			
	Number of units that will qualify as Affordable Units N/A for sale and for re				
	<u>an</u> Th	existing two story home and to constru	evelopment: Applicants propose a renovation to uct a second floor addition in the rear of the home. It is for sideyard set back of the addition, and a small able variances are listed hereafter.		

Fudali/Marino

Zoning Board of Adjustments Application Property Location: 206 12th Avenue

AMENDMENT TO PRIOR SUBMISSION OF APRIL 3, 2020

VARIANCE REQUESTS

	REQUIRED	EXISITING	PROPOSED
Lot Area (Pre-existing Non-conforming	7,500 Sq. Ft g use)	7,000 Sq. Ft.	7,000 Sq. Ft.
Front Yard Setback (Pre-existing Non-conforming	20 ft g use)	18.8 ft	18.8 ft
Side Yard Setback (Pre-existing Non-conforming	5 ft g use)	3.5 ft	3.5 ft
Height- Stories	2 ½	2 NO V	2 ARIANCE REQUEST
Accessory Building Height-Stories (Pre-existing Non-conformin	1 g use)	2	2
Max. Building Coverage	25%	27.7%	30.1%

Any other variances the Zoning Board of Adjustment deem necessary.