

M.B. HEARN ARCHITECTURE, LLC

1007B MAIN STREET BELMAR, NEW JERSEY 07719
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October 7, 2020

Mrs. April Claudio, Borough of Belmar Zoning Board of Adjustment Secretary
601 Main Street
Belmar, NJ 07719

Re: Gildea Residence – Addition & Alterations to the Existing Dwelling
@ 208 Seventh Avenue – Belmar, NJ - Block: 61, Lot: 7

Dear Mrs. Claudio:

The Gildeas and I have redesigned the Addition/Alteration project before the Board. We did not modify what was previously submitted – we just threw it away and started from scratch. We reviewed the zoning restrictions and Building Code requirements for the project, programmed their hopes and designed in our normal fashion without reference to any earlier designs.

The site is in the Flood Zone. The proposed project is substantial. It will cost more than 50% of the assessed value of the existing dwelling, therefore we will be bringing the entire project into FEMA Compliance.

The existing dwelling is 1-1/2 Stories (4 Bedroom/2 Bath) with a net livable floor area of 1,422 SF. The proposed dwelling is 2-1/2 Stories (4 Bedroom/3 Bath) with a net livable floor area of 2,249 SF. The majority of the improvements are on the same footprint of the existing home, but for a proposed 8'x8' addition to house a new Stair.

First Floor:

1. Reconstruct the Existing Front Covered Porch on its existing footprint.
2. Remove the Existing Interior Stair which is too steep, too narrow, too tight in terms of headroom and right in the middle of everything that is too small.
3. Add a new Stair on the West side of the home. This Stair will serve all habitable floors.
4. Convert the small Study/Bedroom into a Utility Room/Laundry Room/Pantry. All of these presently reside in the existing Basement and will need to be lifted for FEMA Compliance.
5. Add closets and realign windows where it makes sense.

Second Floor:

1. Remove the Existing Second Floor completely and rebuild it larger – to the footprint of the first floor.
2. Create a Master Bedroom with En suite Bath and Closets and Open Front Balcony over the Porch.
3. Create Two more updated Bedrooms with good closet each.
4. Create a Hall Bath that is Code Compliant.

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Half Story:

1. Open Loft that may be partitioned off into a TV Room and a Study – for working from home.
2. This Study will replace the Study lost on the First Floor.
3. No Bath facilities are planned on this level.

We tried our best to honor zoning requirements where possible and to minimize the “ask” where not feasible. I consulted with Ted on many issues as they pertain to this project in particular – namely, impervious coverage, front setbacks, parking, shed. This lot is unique in a unique section of the Borough which carries with it challenges. Shown below is a comparison of the previous Variances sought and the present Variances being sought.

	Previous Variances		Present Variances	
	Proposed	Required	Proposed	Required
Lot Size	3,259 SF	5,000 SF	3,259 SF	5,000 SF
Lot Frontage	48.92 FT	50 FT	48.92 FT	50 FT
Front Setback, House	12.0 FT	20 FT	12.0 FT	12.7 FT (avg)
Front Setback, Porch	4.5 FT	12 FT	4.5 FT	4.7 FT (avg)
Side Setback (East)	2.1 FT	5 FT	2.1 FT	5 FT
Rear Setback	21.0 FT	35 FT	20.0 FT	35 FT
Building Coverage	35.3%	30%	38.3%	30%
Impervious Coverage	68.1 %	55%	Variance Eliminated	
On Site Parking	2 spaces	3 spaces	2 spaces	3 spaces

April – Thank you for carrying this application and keeping is scheduled. We very much appreciate the courtesy. It saved us a great deal of time and paperwork. The Gildeas and I look forward to presenting this new design to the Board and hearing its input.

If you have any questions or need additional information, please contact me at my office.

Sincerely,



Mary Hearn, A.I.A.
M. B. HEARN ARCHITECTURE, LLC
C-12055

Cc: Kevin & Laurie Gildea