



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 Web: www.belmar.com

MINOR LAND USE – ZONING PERMIT

BLOCK: 101 LOT: 10 SITE ADDRESS: 218 11TH AVENUE

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 (SHEDS) Driveway Swimming Pool Sign/Awning
 Deck/Porch A/C Unit (SIDE YARD) Fence Generator

If other, please describe: WITH VARIANCES; DUE TO PRE-EXISTING CONDITIONS

Brief description of proposal: MINOR SUBDIVISION OF EXISTING 100'x100' CORNER LOT into (2) 50'x100' LOTS. VARIANCES FOR LOT AREA; FRONT S/B (CORNER) REAR S/B; BUILDING COVERAGE, IMPERVIOUS COVERAGE + F.A.R. DUE TO EXISTING 100' DEPTH OF PROPERTY.

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: 5000⁺ Zone: R-75

Setbacks: Front yard: 20 Rear yard: 30 Side Yard: 5 Total Side: 15

A/C Unit and Generator Setback: 5

Building Coverage: Existing: 28.6 % Proposed: 37/37 %

Impervious Coverage: Existing: 53.7 % Proposed: 47/50 %

Floor Area Ratio: Existing: 44 % Proposed: 68/68 %

Height of Structure: Existing: 35' Proposed: 35'

The following information is required if applicable: Effective Flood Zone: N/A

Advisory BFE: N/A Preliminary BFE: N/A

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

APPLICANT

Owner/Agent's Name: i2 VENTURES LLC Date: 1/29/21
(please print)

Owner/Agent's Signature: [Signature] SANFORD LORAN

Telephone #: 732-681-1121 Email Address: sloran1@aol.com
bdeppe7@gmail.com

(Zoning Officer Review)

Approved Denied Date: 2/25/21 Signature: TED BIANCHI

(Floodplain Administrator Review if applicable)

Approved Denied Date: _____ Signature: _____

Notes: ALL VARIANCES ARE LISTED ON THE R-75 ZONING CRITERIA CHART

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: _____

GENERAL NOTES:

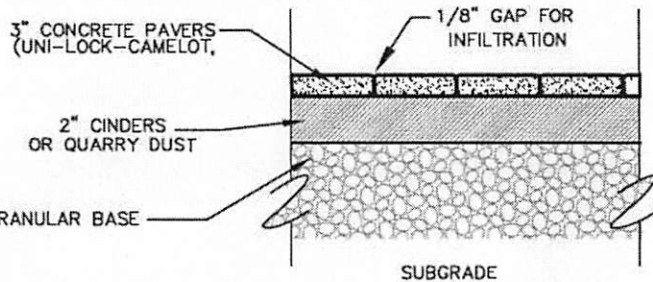
1. APPLICANT:
12 VENTURES, LLC
2800 MAIN STREET STE 103
BELMAR, NJ 07719
- OWNER:
JOHN AND JACQUELINE CAMIDGE
218 ELEVENTH AVE
BELMAR, NJ 07719
2. PROPERTY KNOWN AS 218 ELEVENTH AVENUE, A/K/A BLOCK 101 LOT 10 AS SHOWN ON TAX MAP SHEET 18. PROPERTY CONTAINS AN EXISTING 2 1/2 STORY DWELLING CONTAINING 8 BEDROOMS.
3. PROPERTY IS LOCATED IN THE R75 ZONE. AREA OF LOT 10=10,000 S.F. (0.229 AC.)
4. APPLICANT PROPOSES TO REMOVE ALL EXISTING STRUCTURES FROM THE SITE AND SUBDIVIDE THE LOT INTO TWO LOTS. PROPOSED LOT 10.01 TO CONTAIN 5,000 SQ FT. PROPOSED LOT 10.02 TO CONTAIN 5,000 SQ FT.
5. APPLICANT PROPOSES TO CONSTRUCT A NEW 2 1/2 STORY DWELLING WITH COVERED FRONT PORCH ON EACH LOT. APPLICANT PROPOSES TO CONSTRUCT A 8 FT X 14 FT SHED ON EACH LOT AND PAVER DRIVES ON EACH LOT FOR 3 CARS. APPLICANT PROPOSES TO CONSTRUCT PAVER PATIOS AND WALKWAYS ON EACH LOT.
6. PROPERTY SERVICED BY PUBLIC SEWER, WATER, ELECTRIC, TELEPHONE & GAS UTILITIES. ALL PROPOSED UTILITIES TO BE PLACED UNDERGROUND. WATER AND SEWER TIE-IN SHALL BE COORDINATED WITH THE BELMAR PUBLIC WORKS DEPARTMENT.
7. TOPOGRAPHIC DATUM NAVD 88.
8. PROPERTY IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOODING) AND OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD HAZARD AREA AS PER FEMA ADVISORY BASE FLOOD MAP DATED 12/2012.
9. THE APPLICANT SHALL BE REQUIRED TO SUBMIT A PLOT PLAN FOR EACH PROPOSED LOT'S DEVELOPMENT TO BE APPROVED BY THE BELMAR BOROUGH ENGINEER AS RELATES TO GRADING, DRAINAGE AND OTHER IMPROVEMENTS AS MAY BE REQUIRED WITHIN THE BOROUGH'S RIGHT-OF-WAY (I.E. CURBS, APRONS, SIDEWALKS AND STREET TREES).
10. SURVEY AND TOPOGRAPHY AS PREPARED BY LAKELAND SURVEYING, INC., JEFFREY S. GRUNN, NJPLS # 24GS04339900 DATED 1/25/2021.
11. APPLICANT PROPOSES TO FILE THE SUBDIVISION BY DEED.
12. APPLICANT WILL COMPLY WITH ALL HALF STORY REQUIREMENTS REGARDING HEIGHT AND AREAS AS PER THE LAND DEVELOPMENT ORDINANCE.
13. APPLICANT SEEKING A DESIGN WAIVER ON DRIVEWAY WIDTH FOR LOT 10.01

R75 ZONE CRITERIA

	REQUIRED	EXISTING LOT 10	VARIANCE	PROPOSED LOT 10.01	VARIANCE	PROPOSED LOT 10.02	VARIANCE
AREA, CORNER LOT	9000 SQ FT	10,000 SQ FT	NO	5000 SQ FT	YES	N/A	--
AREA, INTERIOR LOT	7500 SQ FT	N/A	--	N/A	--	5000 SQ FT	YES
FRONTAGE, CORNER LOT	60 FT	100 FT	NO	50 FT	YES	N/A	--
FRONTAGE, INTERIOR LOT	50 FT	N/A	--	N/A	--	50 FT	NO
PRINCIPAL BUILDING							
FRONT YARD	20 FT	21.9 FT (11th AVE)	NO	20 FT (11th AVE)	NO	20 FT (11th AVE)	NO
	20 FT	2.1 FT ("B" STREET) *	YES	15 FT ("B" STREET)	NO	N/A	--
SIDE YARD	5 FT	55 FT	NO	5 FT	NO	5 FT	NO
TOTAL 2 SIDES	15 FT	N/A	--	N/A	--	15 FT	NO
REAR YARD	40 FT	13.9 FT *	YES	30 FT	YES	30 FT	YES
LOT SHAPE (DIA.)	30 FT	40 FT	NO	30 FT	NO	35 FT	NO
BUILDING HEIGHT (MAX.)	35 FT/ 2 1/2 STY	34 FT ±/2 1/2 STY	NO	35 1/2 1/2 STY	NO	35 1/2 1/2 STY	NO
FLOOR AREA RATIO (MAX.)	50%(FOR 10,000 SF) 75%(FOR 5000 SF)	44% (4400±/- SQ FT)	NO	68% (3400 SQ FT)	NO	68% (3400 SQ FT)	NO
LOT COVERAGE (MAX.)***	40%(FOR 10,000 SF) 55%(FOR 5000 SF)	53.7% (5374 SQ FT)*	YES	47% (2354 SF)	NO	50.0% (2500 SF)	NO
BUILDING COVERAGE (MAX.)	20%(FOR 10,000 SF) 30%(FOR 5000 SF)	28.6% (2826 SQ FT) *	YES	37% (1852 SQ FT)	YES	37% (1852 SQ FT)	YES
OFF-STREET PARKING (SINGLE FAMILY DETACHED/TWO FAMILY) (FOUR OR MORE BEDROOMS- EXHIBIT 48-9-D)	3 SPACES	3 SPACES	NO	3 SPACES	NO	3 SPACES	NO
ACCESSORY STRUCTURE		8 BEDROOMS		4 BEDROOMS		4 BEDROOMS	
REAR YARD	3 FT	> 3 FT	NO	3 FT	NO	3 FT	NO
SIDE YARD	3 FT	> 3 FT	NO	3 FT	NO	3 FT	NO
BUILDING HEIGHT (MAX.)	18 FT/ 1 STORY	18 FT/ 1 STORY	NO	18 FT/ 1 STORY	NO	18 FT/ 1 STORY	NO

* EXISTING VARIANCE CONDITION

*** NOTE: IMPERVIOUS COVER CALCULATED WITH PAVER CREDIT OF 50%.



NOTES:

901.08 OR SOIL AGGREGATE DESIGNATED 1-5 CONFORMING TO SUBSECTION 901.09 AND SHOWN IN TABLE 901-2 OF N.J. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (1989)

2. SUBGRADE COMPACTION SHALL BE APPROVED BY THE MUNICIPAL ENGINEER.

PAVER DRIVEWAY/WALK DETAIL

N.T.S.

MINOR SUBDIVISION PLAT

Tax Lot 10 - Block 101

218 11th Avenue, Borough of Belmar
Monmouth County, New Jersey

FIELD: JRS	DWN BY: RDF	CHECKED: JSG	DATE 02/03/2021	SCALE 1"=20'
---------------	----------------	-----------------	--------------------	-----------------



Certificate of Authorization
#24GA28090000

4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

Marc J. Cifone
PROFESSIONAL LAND SURVEYOR

Jeffrey S. Grunn
PROFESSIONAL LAND SURVEYOR

Marc J. Cifone N.J. P.L.S. LIC. No. 24GS04132900

PROJECT NUMBER
210155

Jeffrey S. Grunn N.J. P.L.S. LIC. No. 24GS04339900

COPYRIGHT © 2021 J.K.R. ENGINEERING - ALL RIGHTS RESERVED. THE COPYING OR REUSE OF THIS DOCUMENT, OR PORTIONS THEREOF, FOR OTHER THAN THE ORIGINAL PROJECT'S PURPOSE, ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF J.K.R. ENGINEERING, IS PROHIBITED.

SITE PLAN

MINOR SUBDIVISION
218 11TH AVE

BLOCK 101
LOT 10
BOROUGH OF BELMAR
MONMOUTH COUNTY, NEW JERSEY

DRAWN BY	CHECK BY	DATE	SCALE	FIELD BOOK	FILE No.	CALC. BY
	RDF	02/03/21		--	841	RDF

CAD Drawing
841