



# BOROUGH OF BELMAR

DEPARTMENT OF CONSTRUCTION, PLANNING & ZONING  
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## MINOR LAND USE – ZONING PERMIT

BLOCK: 160 LOT: 11 SITE ADDRESS: 121 Sixteenth 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       Driveway       Swimming Pool       Sign/Awning
- Deck/Porch       A/C Unit       Fence       Generator

If other, please describe: \_\_\_\_\_

Brief description of proposal: New Single-Family Residence

**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: 1,890 SF <sup>4000</sup> Zone: R-40  
Setbacks: Front yard: 19.6 FT <sup>Avg 11.6</sup> Rear yard: 9.4 FT Side Yard: 4.4 FT <sup>25</sup> <sup>3.1 FT &</sup> Total Side: 7.5 FT <sup>5</sup> <sup>10</sup>

A/C Unit and Generator Setback: 5 FT

Building Coverage: Existing: 38.0 % Proposed: 47.6 % <sup>30</sup>

Impervious Coverage: Existing: 54.8 % Proposed: 56.2 % <sup>55</sup>

Floor Area Ratio: Existing: 48.2 % Proposed: 87.0 % <sup>78</sup>

Height of Structure: Existing: 25.0 FT Proposed: 34.4 FT

**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.

Owner/Agent's Name: Mary Hearn, Architect Date: 12-14-20  
(please print)

Owner/Agent's Signature: *Mary Hearn*

Telephone #: 732-614-9362 Email Address: mhearn@mbhearn.com

(Zoning Officer Review)

Approved  Denied Date: 12/15/20 Signature: TED BIAUCH

(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: \_\_\_\_\_

121 16<sup>TH</sup> Av. 160/11

12/15/20

- 1- LOT REQUIREMENT 4000 SQ FT EXISTING 1890 SQ FT
  - 2- LOT FRONTAGE REQUIRED 40 FT EXISTING 27 FT
  - 3- BUILDING COVERAGE REQUIRED 30% PROPOSED 47.6%
  - 4- LOT COVERAGE REQUIRED 55% PROPOSED 56.2%
  - 5- FAR REQUIRED 78% PROPOSED 87%
  - 6- REAR YARD SETBACK REQUIRED 25 FT  
PROPOSED 9 FT 4"
  - 7- SIDEYARD REQUIRED 5 FT PROPOSED 3' 1"
  - 8- COMBINED SIDEYARD REQUIRED 10 FT PROPOSED  
7 FT 5"
  - 9 COVERING THE 2<sup>ND</sup> FLOOR DECK OVER THE  
PORCH 40-7.9
  - 10- PARKING REQUIRED 3 SPACES PROPOSED 0
- ALL OF THE ABOVE ARE REQUIRED VARIANCES!  
(EXTREMELY SMALL LOT)