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REPLY TO EAST BRUNSWICK
PLEASE NOTE OUR NEW ADDRESS

May 1, 2018

To Property Owners:

That the undersigned has filed an appeal or application for development with the Zoning Board of Adjustment of the Borough of Belmar for variance(s) from the requirements of the Land Use Ordinance so as to permit the applicants, 405 14th Belmar, LLC and 402-404 15th Ave, LLC, Applicant intends to raze all buildings on the existing lot 20, including the principal 3 story rooming house, 1 story frame dwelling and framed garage and build a 13 luxury unit condominium structure, and the applicant would forever relinquish the current rooming house license for said property. Applicant intends to request a minor subdivision to reconfigure the lot lines of Lot 3 and Lot 20, owned by applicant. Said subdivision would reconfigure the existing lot into a more conforming nature. Applicant would raze the rear cottage of Lot 3.

In conjunction with the application, the applicant is applying for the following variances/design waivers:

402-404 15th Avenue, Block 143 Lot 20

USE VARIANCE: Permitted: Single Family
Existing: 26 bedroom rooming house plus 2 bedroom cottage
Proposed: 13 condominium unit totaling 24 bedrooms

FRONT YARD SETBACK:

Required: 20 ft; Existing: 6.96 ft; Proposed: 7.25 ft

SIDE YARD SETBACK

Required: 5 ft; Existing: 1.7 ft; Proposed: 3 ft

SIDE YARD SETBACK COMBINED

Required: 10 ft; Existing: 8.75 ft; Proposed: 8 ft

REAR YARD SETBACK

Required: 25 ft; Existing: 1.48 ft; Proposed: 3.95 ft

HEIGHT

SHORE AREA OFFICE: 1007 A MAIN STREET, BELMAR, NEW JERSEY 07719
PHONE (732) 974-3132

Required: Two and a Half Story ;
Existing: Three Story
Proposed: 1 Story Surface Parking with Three Story Living above
Approximately 48.5 FT in Height

MAX LOT COVERAGE

Required: 55 %; Existing: 75.8 %; Proposed: 82.1%

MAXIMUM BUILDING COVERAGE

Required: 30 %; Existing: 44.9 %; Proposed: 74.7%

MAXIMUM FLOOR AREA RATIO (FAR)

Required: 65%; Existing: 73.7%; Proposed: 220%

PARKING

Required: 25.6 spaces; Existing: 0 spaces; Proposed: 14 spaces

WIDTH OF CURB CUT

Required: 12 ft; Existing: 16 ft; Proposed: 25 + ft

405 14th Avenue, Block 143 Lot 3

As a result of the conveyance of land from Lot 3 to Lot 20 it requires the following variances and continuance of existing variances as follows.

REAR YARD ACCESSORY STRUCTURE SETBACK

Required: 3 ft/3ft; Existing 1.87 ft/6.03 ft; Proposed: 1.96 ft/ 3 ft;

MAXIMUM BUILDING COVERAGE

Required: 30 %; Existing: 45.96 %; Proposed: 44.57 %;

MAX LOT COVERAGE

Required: 55%; Existing: 85%; Proposed: 84%

FRONT YARD SETBACK (EXISTING NON-CONFORMING VARIANCE)

Required: 20 Ft; Existing/Proposed: 4.56 ft

SIDE YARD SETBACK (EXISTING NON-CONFORMING VARIANCE)

Required: 5 Ft; Existing/Proposed: 4.7 ft

Any other variances that the Board or Code Enforcement Officer may deem necessary under the code.

On the premises located at: 402-404 15th Avenue and 405 14th Avenue, Belmar, New Jersey 07719 and designated as Block(s):143 Lot(s):20 and 3 on the Borough Tax Maps and this notice is sent to you as an owner of property within two hundred (200) feet of the applicants' properties.

This appeal / application has been assigned by the Zoning Board of Adjustment and a public hearing has been ordered for May 24, 2018 at 7:00 P.M. at the Borough of Belmar Municipal Building located at 601 Main Street, Belmar, NJ 07719. When the case is called, you may appear either in person, or by agent or attorney, and present any objections which you may have to the granting of the relief sought in the petition.

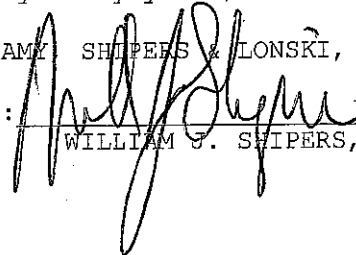
All documents relating to the to this appeal / application that are on file may be reviewed by the public in the office of the Board Secretary and are available

for inspection, Monday through Friday from 9:00 am to 4:00 pm. This notice is sent to you by the applicant, by the order of the Zoning Board of Adjustment.

Very truly yours,

SHAMY SHIPERS & LONSKI, P.C.

BY:



WILLIAM J. SHIPERS, ESQ

WJS|nic