

**Eoin & Rebecca Duane
10 Church Street
Sea Bright, NJ
Block 13, Lot 33**

NARRATIVE OF INTENT

1. Eoin & Rebecca Duane are the owners of the property located at 10 Church Street, Sea Bright, NJ, more formally identified as Block 13, Lot 33.
2. The subject property is located in the Borough's R-3 Zone.
3. There is an existing 3 bedroom / 2 bathroom two-story single family home on the site.
4. The existing single-family home is not elevated.
5. The existing property does not have a garage – and there is no off-street parking.
6. The Applicants are proposing to elevate the home in accordance with prevailing FEMA standards.
7. In conjunction with the elevation process, the Applicants are also requesting approval to effectuate a number of improvements, including, the following:
 - Enlargement of the rear bedroom, and construction of a bathroom;
 - Construction of a front deck (off of an existing bedroom);
 - Construction of a roof level, with a roof loft / bedroom and deck;
 - Construction of a rear deck (off of the to-be-elevated kitchen); and
 - Removal of an existing accessory shed structure.
 - Note: The elevated home will be relocated a couple of inches to the side, so as to avoid conflict with a gutter on neighboring property, and so that the structure will have a more appropriate / centered appearance with the new addition / deck.
8. In conjunction with the elevation / renovation process, the Applicants will also install new siding and will materially improve the overall appearance of the home / property.
9. Upon completion of the renovation process, the elevated home will have 4 bedrooms and 3 ½ bathrooms.
10. The elevated structure will have a height of 35 feet.
11. The elevation process will also result in ground level parking at the site (1 parking space).

12. The Applicants note that many other structures in the immediate area are already elevated – and thus, approval of the within Application will merely continue the pattern of existing development in the neighborhood.
13. The within proposal will actually result in a reduction in overall building coverage at the site (as a result of the elimination of the existing accessory shed).
14. It is anticipated that the lot coverage will remain the same.
15. Upon information and belief, the proposal requires approval for the following variances:

Lot Area:	7,800 SF required; whereas 1,436 SF exists, which is an existing condition;
Lot Width:	25 FT required; whereas 20 ft exists, which is an existing condition;
Side Yard Setback:	3 FT required; whereas .9 FT / .92 FT / 1.83 FT essentially exist, and which will be extended;
Front Yard Setback:	5 – 12 FT required; whereas 1.9 FT exists and will essentially be extended;
Combined Side Yard Setback:	6 FT required; whereas 1.83 FT proposed which, essentially exists and will be extended;
Rear Yard Setback:	15 Ft required; whereas 11.33 FT proposed (to an extended first & second floor balcony);
Height:	Maximum 33FT allowed; whereas 35 FT proposed;
Building Coverage:	50% allowed; whereas 58.7% proposed (which represents a reduction from the existing building coverage of 63.93%);
Parking Spaces:	2 spaces presumably required; whereas 1 space proposed (whereas no spaces currently exist.)

It is respectfully requested that the Board approve the application.