

# Zoning Permit



**APPROVED ZONING**

NOV - 6 2024



<input type="checkbox"/> ACCESSORY STRUCTURE (\$35)	<input type="checkbox"/> PORCH/DECK/BALCONY/ENTRY PLATFORM (\$35)
<input checked="" type="checkbox"/> COMMERCIAL/RESIDENTIAL ADDITION (\$35)	<input type="checkbox"/> RETAINING WALL (\$35)
<input type="checkbox"/> CONTINUING THE USE/OCCUPANCY OF A PROPERTY, <input type="checkbox"/> BUILDING OR STRUCTURE UNDER NEW BUSINESS/PROPERTY OWNERSHIP (\$35)	<input type="checkbox"/> SIGN (\$35)
<input type="checkbox"/> DRIVEWAY (\$35)	<input type="checkbox"/> SOLAR PANEL (\$35)
<input type="checkbox"/> FENCE (\$35)	<input type="checkbox"/> STARTING/CHANGING A USE/OCCUPANCY OF A PROPERTY, <input type="checkbox"/> BUILDING, OR STRUCTURE (\$35)
<input type="checkbox"/> HISTORIC DISTRICT: AC <input type="checkbox"/> UNIT/GENERATOR/EXHAUST FAN (\$35)	<input type="checkbox"/> STORAGE SHED (\$35)
<input type="checkbox"/> IMPERVIOUS COVERAGE (\$35)	<input type="checkbox"/> SUBDIVISION (\$35)
<input checked="" type="checkbox"/> INTERIOR REMODELING (\$35)	<input type="checkbox"/> SWIMMING POOL/HOT TUB/TENNIS COURT (\$35)
<input type="checkbox"/> NEW PRINCIPAL STRUCTURE (\$35)	<input type="checkbox"/> ZONING DETERMINATION LETTER (\$35)
<input type="checkbox"/> OTHER: _____ (\$35)	

\*Indicate location, height, and type of fence or wall on survey / plot plan.

**PLEASE REVIEW THE ZONING PERMIT INFORMATION SHEET, AND ALL APPLICABLE LAND DEVELOPMENT ORDINANCE REQUIREMENTS, PRIOR TO COMPLETING THIS APPLICATION**

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be located online at [www.neptunetownship.org/departments/land-use](http://www.neptunetownship.org/departments/land-use).

As per the Neptune Township Land Development Ordinance Section 1102, a Zoning Permit shall be issued prior to the commencement or change of use of a property, building or structure; the occupancy of any building or structure; the construction, erection, reconstruction, alteration, conversion, or installation of any building or structure; or the issuance of a Certificate of Appropriateness, where applicable.

**PLEASE NOTE:** If any of the requested information is submitted incomplete, this application shall be returned, unprocessed.

**PLEASE PRINT CLEARLY:**

1. Block: 206 Lot: 4 Zoning District: HDR1

2. Property Address: 94 MAIN AVE

3. Current Property Owner Information: Applicant Information:  
**(AS IDENTIFIED ON THE TAX ASSESSORS RECORD)**  
 Name: MULLER, STEVEN Name: Mark A. Pavliv, AIA  
 Address: 94 MAIN AVENUE Address: 215 MORRIS AVE  
 OCEAN GROVE, NJ 07756 SPRING LAKE, NJ 07762

Phone: \_\_\_\_\_ Phone: (732)776-8777  
 Email Address: \_\_\_\_\_ Email Address: mp77aia@aol.com

4. Present zoning use of the property: \_\_\_\_\_

5. Proposed zoning use of the property: \_\_\_\_\_  Unchanged

# Zoning Permit

6. Describe in detail all zoning related activities you are proposing.  
(PROVIDE DETAILED DESCRIPTION ON ADDITIONAL PAGES IF NECESSARY)

7. Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?  
Yes  No  If Yes, state date: \_\_\_\_\_ Board: \_\_\_\_\_ Resolution #: \_\_\_\_\_  
(SUBMIT A COPY OF THE RESOLUTION WITH THE BOARD SIGNED PLANS WITH THIS APPLICATION SUBMISSION)
8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:  
Building Coverage: 0 \_\_\_\_\_ % Lot Coverage: 0 \_\_\_\_\_ %

-----FOR OFFICE USE-----

## Zoning Review Notes:

11/06/2024 The property is located within the HD-R-1 Zoning District.

The present approved zoning use of the property is a Detached Single Family Residence.

The applicant describes the proposed work in detail:

"Applicant proposes a 342 s.f. second floor rear addition to the existing 2 ½ story dwelling for the purpose of adding 2 bedrooms and an interior bathroom. No change to the existing footprint or building height is proposed. All setbacks detailed on plans and attached zoning summary table."

## ZONING NOTES:

- The lot presents with a nonconforming structure.
- The applicant is proposing to add a 342 s.f. second floor rear addition over the existing first floor in the rear. There is no proposed change in the existing footprint or building height.
- The existing rear balcony is proposed to be removed.
- The applicant is proposing interior remodeling to the residence. As indicated in the approved plans.
- There is no proposed change in use of the property.

**Zoning Schedule B – HD-R-1 Zone:**

- Minimum Lot Area – 1,800 s.f. required; 1,930.9 s.f. existing
- Minimum Lot Width – 30 feet required; 31.60 feet existing
- Minimum Lot Frontage – 30 feet required; 31.60 feet existing
- Minimum Lot Depth – 60 feet required; 60.25 feet existing
- Front Yard Setback – 10 feet required; 10.2 feet existing and proposed
- Side Yard Setback – 2 feet required; 1.1 feet existing and proposed – No change
- Combined Side Yard Setback – 4 feet required; 10.3 feet existing and proposed
- Rear Yard Setback – 3.1 feet required; 3.85 feet existing and proposed
- Maximum Percent Building Cover – 85% permitted; 54.5% existing and proposed
- Maximum Percent Total Lot Cover – 90% permitted; 83.7% existing and proposed
- Maximum Number of Stories – 2.5 stories permitted; 2.5 stories existing and proposed
- Maximum Building Height – 35.0 feet is permitted; 29.3 feet is existing and proposed.

**The applicant is APPROVED zoning for the above indicated construction. To be constructed as indicated on the stamped approved zoning plans. Any deviations shall void this zoning approval.**

**HPC and Construction Department approvals are required.**

**Status**

Approved  Denied

**Referrals**

Construction  HPC  Engineering  Planning Board  Zoning Board  Mercantile  Code Enforcement