

REFUSAL OF PERMIT
OFFICE OF THE ZONING OFFICER
OF THE BOROUGH OF LITTLE SILVER

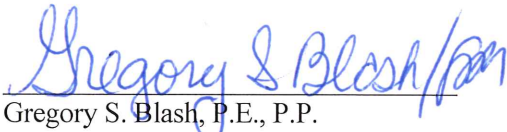
January 4, 2024

Gustavo Bontempo
129 Magnolia Lane
Middletown, New Jersey 07748

Your application for a permit to construct a second story addition and renovate existing first floor on the property at 240 White Road, Block 30, Lots 41-44, in the R-3 Zone is hereby denied for noncompliance with the provisions of the following Sections of Article X of the Municipal Zoning Ordinance for the following reasons:

- 10.7.E.1: The minimum required lot area is 20,000 square feet where 17,089 square feet is existing.
- 10.7.E.1.b.: The minimum required improved road frontage for a corner lot is 150 feet on each road where 111.4 feet and 151.8 feet is existing.
- 10.7.E.4.a: The minimum required side yard setback for a principal structure is 15 feet on each side where 11.4 feet is existing and proposed; second story addition is intensifying setback, and 43.9 feet is existing.
- 10.7.E.10: The maximum allowable floor area ratio is .18 (3076 sq ft) where .185 (3161 sq ft) is existing and .227 (3879 sq ft) is proposed.
- *Note: Floor area ratio is a use variance and requires 5 out of 7 affirmative votes
On crawl space**

Information on procedures for filing of a variance application or an appeal of this decision to the Planning Board can be obtained from the Zoning Office or at LittleSilver.org. A Notice of Appeal must be filed within twenty (20) days of the date of this Refusal of Permit.


Gregory S. Blash, P.E., P.P.
Zoning Officer

Estimated Variance Fees \$750
Resolution Fee \$150

Separate checks are required, made payable to the "Borough of Little Silver".

****Please review the above description of your project carefully to be sure that it accurately reflects your proposal. The description is important as it is used for preparation of the Agenda and your notices throughout the application.**