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The Borough of Bay Head Planning Board
81 Bridge Avenue
Bay Head New Jersey 08742

Re: Variance Application 150 Osborne Avenue Bay Head NJ

Dear Mr. Chairman and Ladies and Gentlemen of the Planning Board:

Enclosed, please find an application and supporting documentation for a proposed development of the above referenced property. I have been retained by the applicants, James and Madeline Gardner, with regard to this application. After the proposed development, there shall be the following non-conforming conditions upon the property:

- A west side yard setback of 4 feet 3 inches where 6 feet is the minimum required; and
- A front yard setback of 11 feet 10.25 inches where 20 feet is the minimum required.

The applicants propose to renovate and expand the front stoop and stairs. Kindly advise when this application is deemed complete and placed on the calendar for a hearing. If you have any questions, please do not hesitate to contact me.

Very Truly Yours,


William T. Gage