

NOTE: ORIGINAL SURVEY BY PAUL K. LYNCH  
LAND SURVEYOR - BOUNDARY CONSULTANT  
P.O. BOX 1453 WALL, NJ 07719 DATED: 12-12-19  
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1  
A10

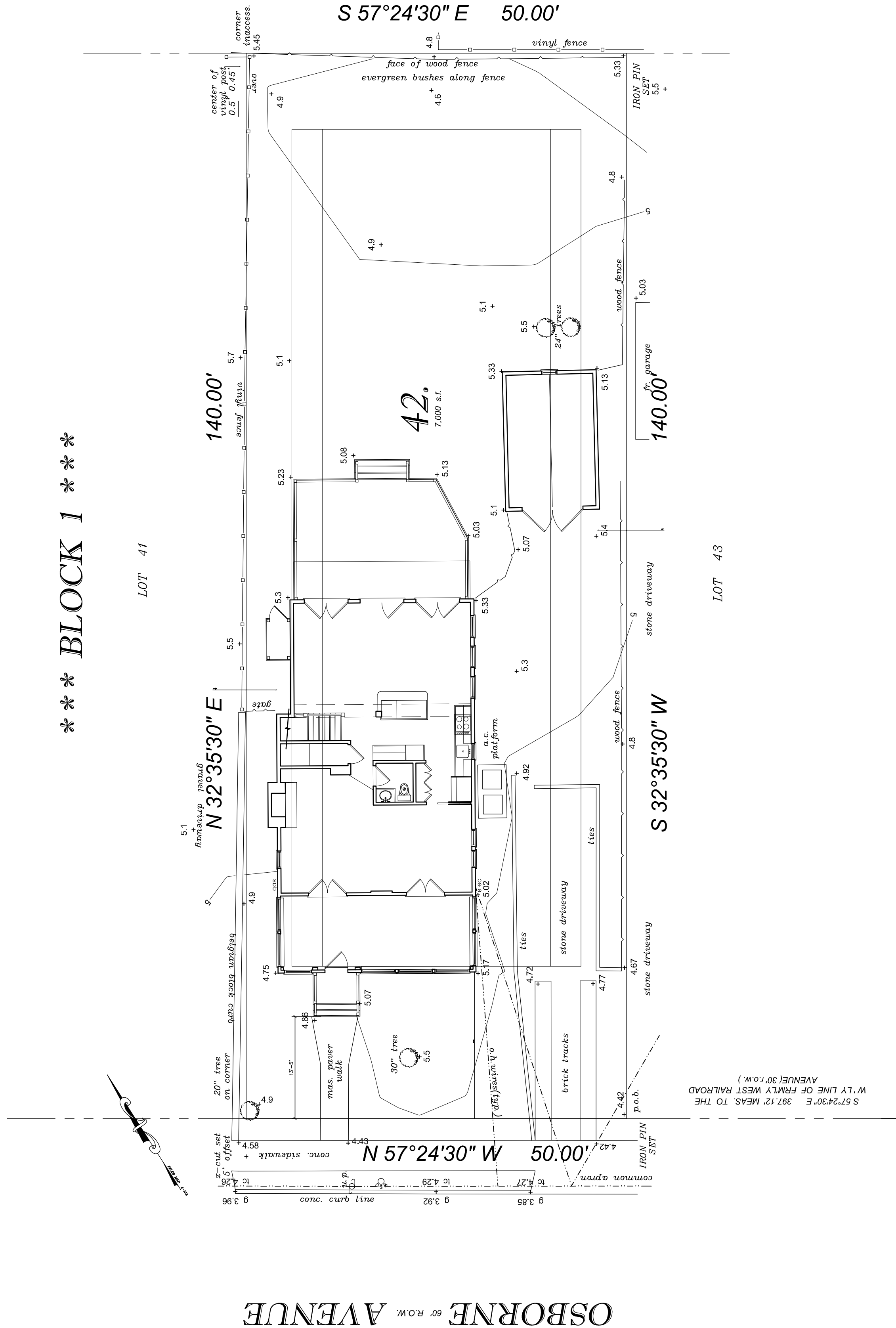
EXISTING SITE PLAN

SCALE: 1"=10'

3  
A10

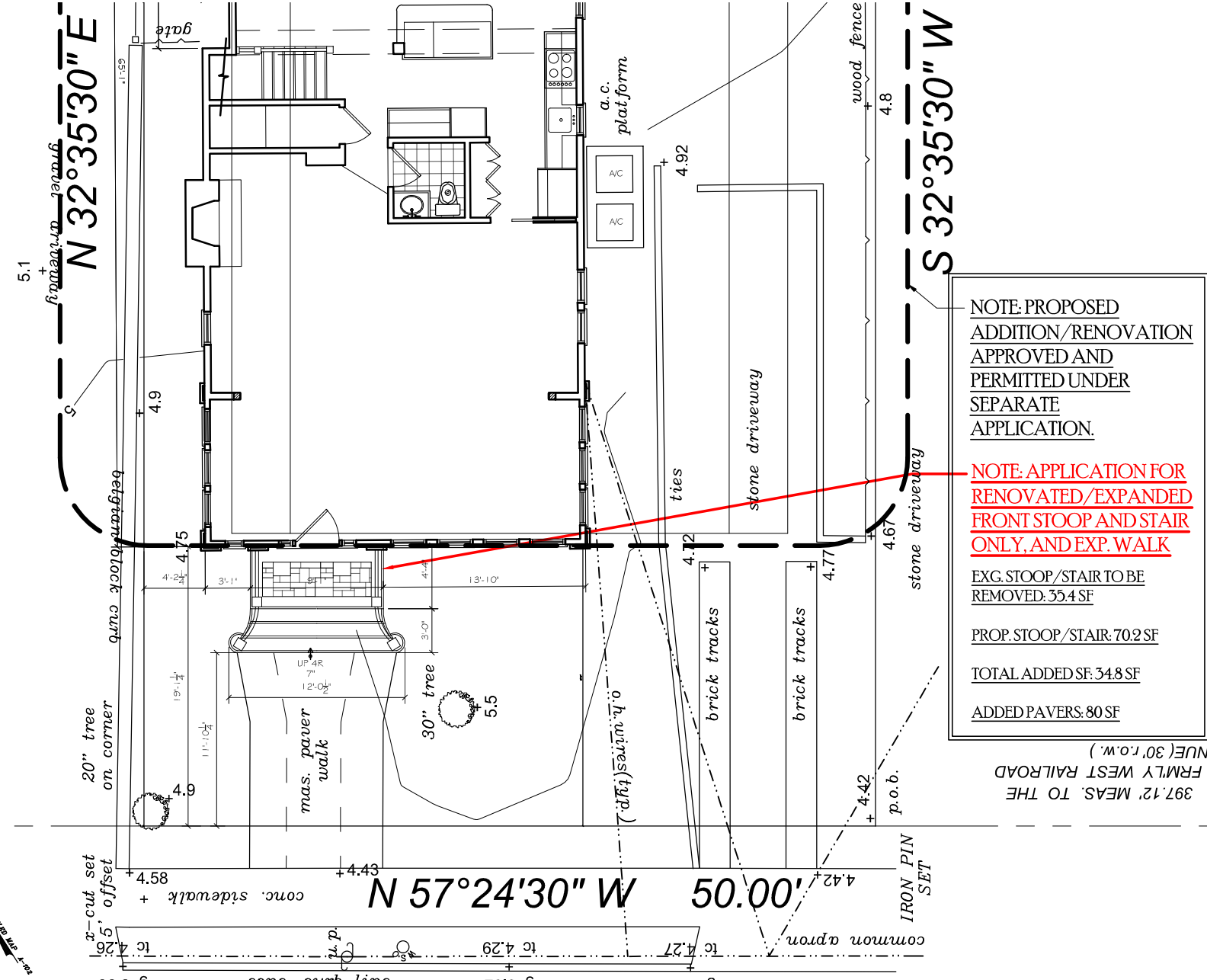
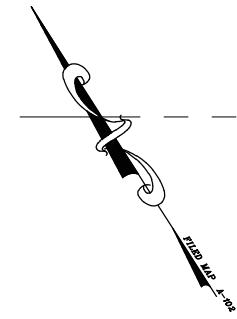
PROPOSED SITE PLAN

SCALE: 1"=10'



GRAPHIC SCALE

THE ELEVATIONS & CONTOURS SHOWN HEREON ARE REFERENCED TO NAVD 1988

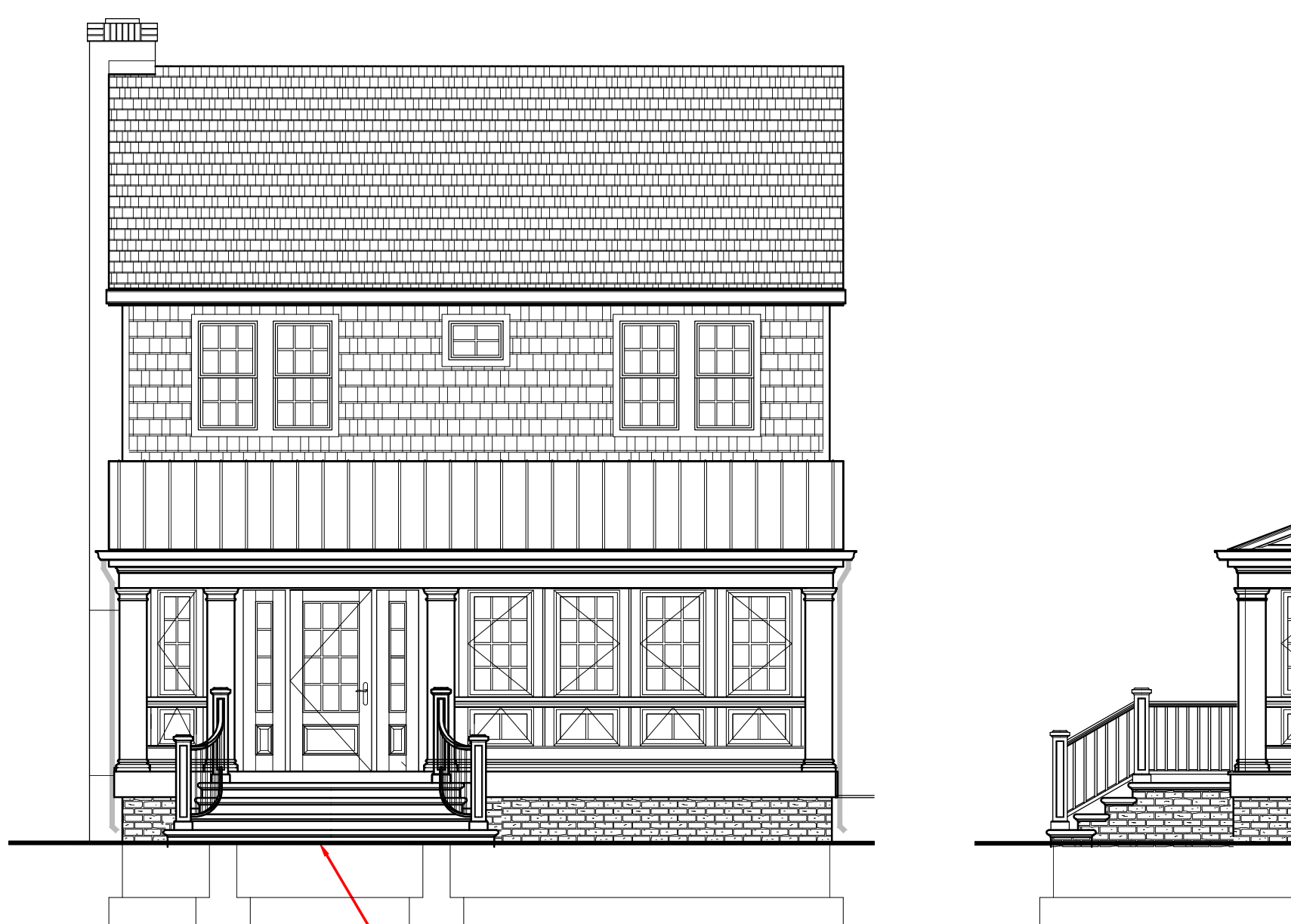


OSBORNE AVENUE 60' R.O.W.

2  
A10

PROPOSED FRONT & SIDE ELEVATIONS

SCALE: 3/8"=1'



| BOROUGH OF BAY HEAD LAND USE CHART (ZONE R-50) |          |                                              |
|------------------------------------------------|----------|----------------------------------------------|
| VALUES                                         | REQUIRED | PROPOSED                                     |
| LOT AREA                                       | 5,000 SF | 7,000 SF                                     |
| LOT WIDTH                                      | 50'-0"   | 50'-0"                                       |
| *FRONT YARD DEPTH                              | 20'-0"   | *19'-1 1/4" (HOUSE)<br>**11'-10 3/4" (STAIR) |
| * MIN. SIDE YARD                               | 6'-0"    | *4'-2"                                       |
| COMBINED SIDE YARD                             | 16'-0"   | 24'-3"                                       |
| REAR YARD DEPTH                                | 10'-0"   | 37'-7"                                       |
| MIN. SIDE YARD (ACCESSORY)                     | 4'-0"    | 4'-0"                                        |
| MAX. BUILDING LOT COVERAGE                     | 35%      | 2,015.8 SF (29%)                             |
| MAX. STRUCTURE LOT COVERAGE                    | 50%      | 2,252.8 SF (32%)                             |
| MAXIMUM STORIES                                | 2.5      | 2                                            |
| MAXIMUM HEIGHT                                 | 35'-0"   | 27'-10"                                      |
| MAX. HEIGHT (ACCESSORY BUILDING)               | 16'-0"   | 16'-0"                                       |
| * = EXISTING NONCONFORMING, PRE-APPROVED       |          |                                              |
| ** = VARIANCE REQUIRED                         |          |                                              |

\*\*\* BLOCK 1 \*\*\*

COMM. PETER D. DORNE ARCHITECT, A.I.A. 105 MAPLE AVENUE MORRISTOWN, NJ 07960 (973)538-3535 524 Main Avenue, Bay Head, NJ (732)-475-6212

SHEET A1.0

DATE 10/27/23

DRWN/MK CHKD PD/BV

PRINTS

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PETER D. DORNE ARCHITECT, A.I.A.  
CARB 44761  
NJ 024941

GARDNER RESIDENCE  
150 OSBORNE AVE  
BAY HEAD, NJ  
LOT 42  
BLOCK 1

1 FRONT STAIR ADD ONLY - VARIANCE

REVISIONS

10/27/23

6934