

NOTE: ORIGINAL SURVEY BY PAUL K. LYNCH
LAND SURVEYOR - BOUNDARY CONSULTANT
P.O. BOX 1453 WALL, NJ 07719 DATED: 12-12-19
(p)732-681-4053 (e)PKLYNCHLS@GMAIL.COM

1
A10

EXISTING SITE PLAN

SCALE: 1"=10'

3
A10

PROPOSED SITE PLAN

SCALE: 1"=10'

DENIED PERMIT DENIED	
DENIED DUE TO PROPOSED NONCONFORMING FRONT YARD SETBACK	
BY:	
DATE:	11/01/2023

COMM.

6934

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

DRWN PRINTS

BA/MK
CHKD PD/BV

DATE 10/27/23

SHEET A1.0

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PETER D. DORNE
P.D. DORNE
NJ 024941

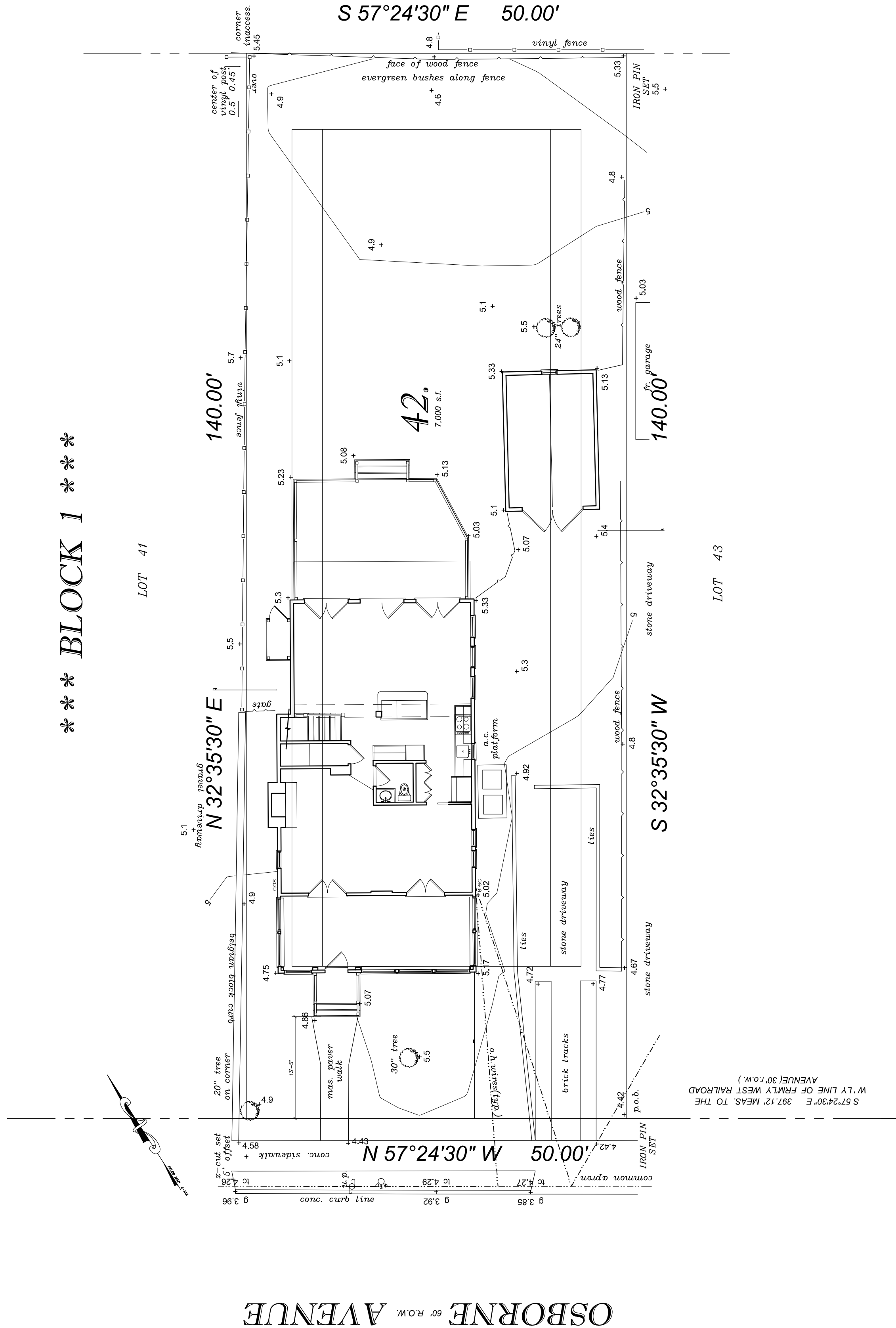
PETER D. DORNE
P.D. DORNE
NJ 024941

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

REVISIONS

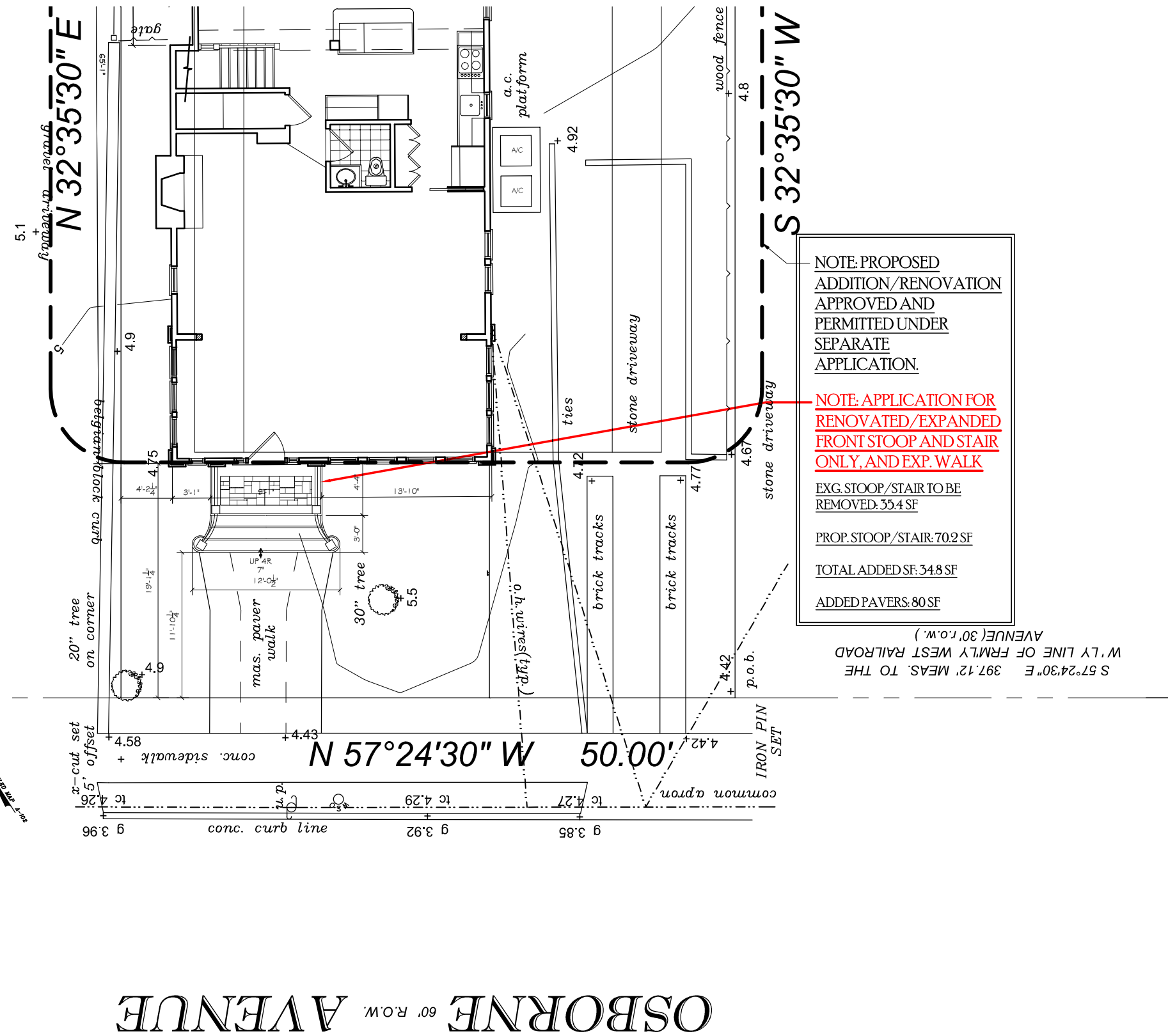
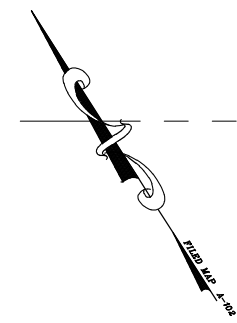
1	FRONT STAIR ADD ONLY - VARIANCE	10/27/23
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*** BLOCK 1 ***



GRAPHIC SCALE

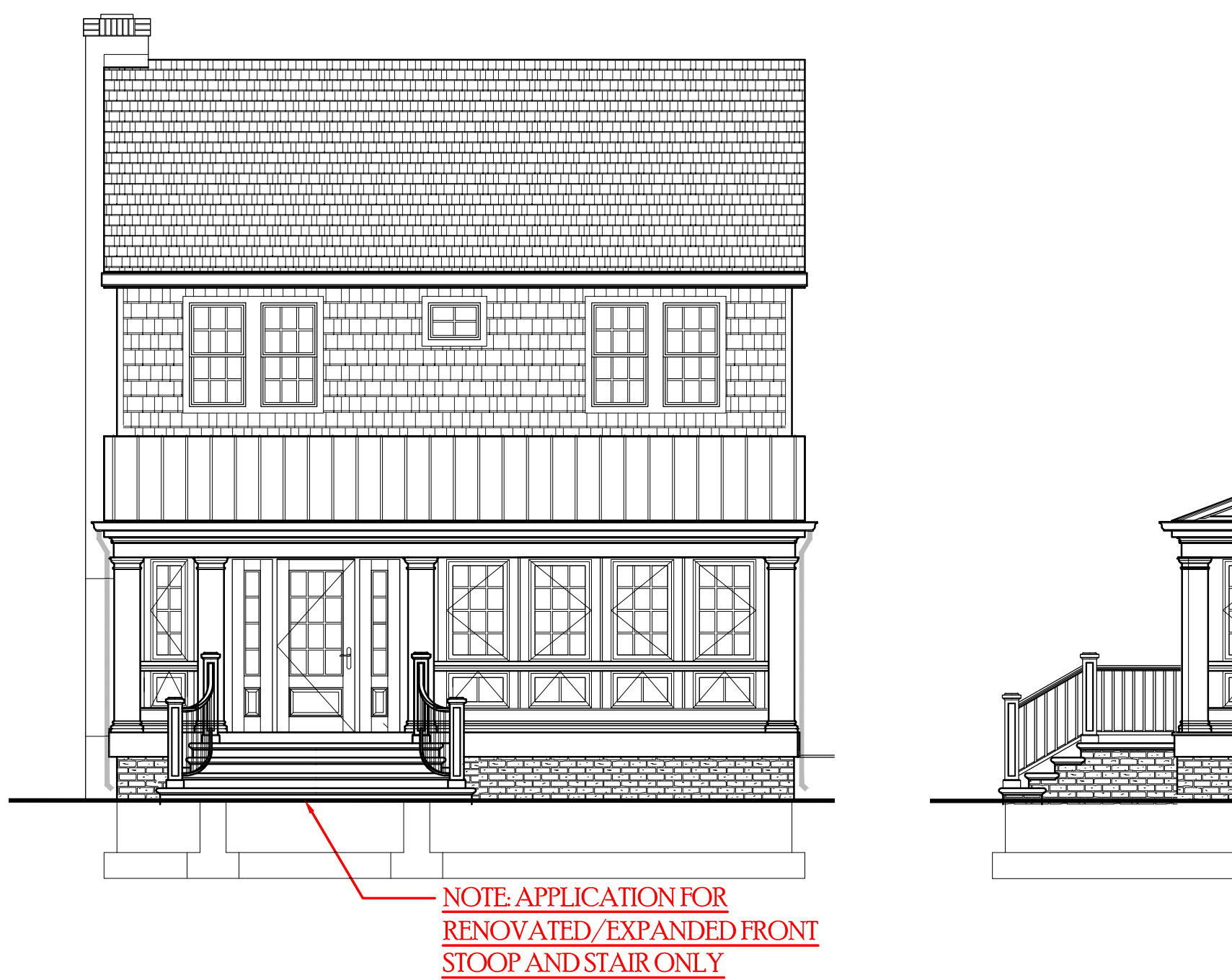
THE ELEVATIONS & CONTOURS SHOWN HEREON ARE REFERENCED TO NAVD 1988



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) **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		