

April 14, 2023

**VIA EMAIL**

Chairman Richard J. McGoey  
Borough of Bay Head Planning Board  
82 Bridge Avenue, P.O.  
Box 248  
Bay Head, NJ 08742

Application for Bulk Variance  
631 Main Avenue - Block 63, Lot 11  
Borough of Bay Head, Ocean County, New Jersey  
Colliers Engineering & Design Project No. BAP-0242

Dear Chairman McGoey and Planning Board Members,

This office has reviewed the following documents in reference to the above Application:

1. Borough of Bay Head Development Application, dated November 24, 2021;
2. Plot Plan prepared by Charles E. Lindstrom, PE, titled, "Plot Plan Lot 11, Block 63," consisting of one (1) sheet dated November 2, 2021;
3. "Boundary and Topographic Survey for Lot 11, Block 63," prepared by William H. Doolittle, PLS, dated May 4, 2021;
4. Architectural Plan titled, "Proposed Addition for the Sheenan Family," consisting of seven (7) sheets, dated October 27, 2021, prepared by Patrick Burke Architecture, LLC; and,
5. Zoning Permit Denial dated November 19, 2021.

This Application was deemed complete on January 6, 2023. The Applicant proposes to relocate two air conditioning condenser units from the rear of the property to the north side of the property.

The lot is in the R-50 Zone as shown on the Borough of Bay Head Zoning Map. The zoning requirements are shown on the following table:

Description	Required	Existing	Proposed
Min. Lot Area (SF)	5,000	9,543	9,543
Min. Lot Width (Ft.)	50	66.11	66.31
Min. Lot Frontage (Ft.)	50	66.31	66.31
Min. Front Yard	20	19.2*	19.2*
Min. Rear Yard	10	78.4	78.4
Min. Side Yard (Ft.)	6	1.5*	1.5**
Min. Combined Side Yard (Ft.)	16	19.2	19.2

Maximum Height	2.5 Stories/32.5 ft	1.5 Story/25.24 ft	21.5 Story/25.24 ft
Max. Building Lot Coverage (%)	35	50.41*	49.9*
Max. Lot Coverage by Structure (%)	50	65.84*	65.33*
Accessory Structure Sideyard Setback (Ft.)	4	1.4*	1.4*
Accessory Structure Rearyard Setback (Ft.)	10	1.5*	1.5*

\*Existing Non-Conforming

\*\*Proposal Non-Conforming

The application submittal has been reviewed for compliance with the Borough Ordinance. We offer the following comments:

1. The existing side yard setback on the north side of the property is 1.5 ft. This is an existing condition that will remain unchanged by this application. A variance is required for the existing side yard setback to the dwelling.
2. The Applicant proposes to relocate the air conditioning condenser unit to a location next to the existing dwelling 1.7 ft from the northerly property line. A variance is required for the location of the unit. It is recommended that the Applicant provide testimony to explain why the unit cannot be located within the allowable building area.
3. The front yard setback is 19.6 ft, where 20 ft is required. This is an existing condition that will remain unchanged by this application. A variance is required for the existing front yard setback.
4. The building coverage and the coverage by structure are 50.41 % and 65.84 % respectively. The Applicant proposes to reduce the coverages to 49.90 % and 65.33 % respectively. Variances are required for both the building coverage and the coverage by structure.
5. The existing garage has a side yard setback of 1.4 ft where a minimum of 4 ft is required, requiring a variance.
6. The existing garage has a rear yard setback of 1.5 ft where a minimum of 10 ft is required, requiring a variance.

Should you have any questions or require any additional information, please do not hesitate to contact me directly.

Sincerely,

Colliers Engineering & Design, Inc.  
(DBA Maser Consulting)



Susan S. Brasefield, PE, PP, CME  
Geographic Discipline Leader

cc: Steven A. Zabarsky, Esq., Citta, Holzapfel & Zabarsky (via email)  
William Gage, Esq. (via email)  
Charles E. Lindstrom, PE, Lindstrom, Diessner & Carr, P.C. (via email)