

# Borough of Bay Head

81 Bridge Avenue  
Bay Head, NJ 08742  
(732)892-0638

## Zoning Permit

Block 71 Lot 4  
42 Egbert Street

Permit No.

Status

**DENIED**

Status Date

12/18/2022

Applicant:

REETZ, PHYLLIS & TOM TRUST  
42 EGBERT ST  
BAY HEAD NJ 08742

Real Estate Owner

REETZ, PHYLLIS & TOM TRUST  
42 EGBERT ST  
BAY HEAD NJ 08742

### Detailed Description of Project

Proposed 2nd story addition and new mechanical platform

### Specific Use Proposed

Residential

### Specific Use Now

Residential

Zone R50

Permit Type Zoning

Applic Accept'd

Property is

Request

### Application Response

#### Disposition Narrative

Existing dwelling and existing mechanical room/outdoor shower do not conform with the front yard setback and side yard setbacks (East side only) in the R-50 zone.

The existing garage, a permitted accessory building, is not conforming with side yard and rear yard setbacks for accessory buildings in the R50 zone.

The existing site is nonconforming with the maximum permitted building coverage and the proposed equipment platform increases the nonconforming building coverage

Proposed 2nd story addition does not comply with 6' minimum side setback.

#### Approval Checklist ('Y' =

DENIED due to nonconforming side yard setback to addition.

The zone chart on the plan notes accessory setbacks. As a point of clarification, Appendix A, § 147-5, identifies only side yard setbacks for Accessory Buildings. As such, the existing garage is nonconforming with the 4-foot minimum accessory building side yard setback and the 10-foot minimum principal building setback for rear yard.

#### Plans Reviewed

-Variance Plan, 42 Egbert Street, Block 71-Lot 4, one sheet prepared by Joseph J. Kociuba, P.E. on 11/28/22 and last revised 12/13/22: Project No. 2022-143



Paul E. Pogorzelski, P.E.  
Van Cleef Engineering Associates - Zoning Officer

GENERAL NOTES  
 PROPERTY IS KNOWN AS BLOCK 71, LOT 4, AS SHOWN ON TAX MAP OF THE BOROUGH OF BAY HEAD, OCEAN COUNTY, NEW JERSEY.  
 PROPERTY IS LOCATED IN THE R-50 RESIDENTIAL ZONE AND CONTAINS A TOTAL OF 0.11 ACRES (GROSS S.F.).

OWNER/APPLICANT: KAREN BRETZ  
 BAY HEAD, NJ  
 APPLICANT PROPOSES TO CONSTRUCT A 2ND FLOOR REAR ADDITION.

ZONE: R-50

DESCRIPTION	REQUIRED/PREMITTED	EXISTING	PROPOSED
BUILDING USE	S.F. RESIDENTIAL	S.F. RESIDENTIAL	S.F. RESIDENTIAL
MIN. LOT AREA	5,000 S.F.	5,016.07 S.F.	5,016.07 S.F.
MIN. LOT WIDTH	50 FT.	50 FT.	50 FT.
MIN. SETBACK	8 FT. / 16 FT.	8 FT. / 16 FT.	8 FT. / 16 FT.
REAR YARD SETBACK	10 FT.	34.6 FT.	34.6 FT.
ACCESSORY SIDE YARD SETBACK	4 FT.	23 FT.	23 FT.
MAX. BLDG. COVERAGE	35 % (0.75642 SF)	35.3 % (0.7793 SF)	35.3 % (0.7793 SF)
MAX. IMPERVIOUS COVERAGE	50 % (2,508.43 SF)	37.56 % (1,894.97 SF)	37.76 % (1,894.97 SF)
MAX. BLDG. HEIGHT	35.0 FT. (2 1/2 STY)	< 35.0 FT.	< 35.0 FT.
MAX. ACCESSORY BUILDING HEIGHT	18.0 FT.	< 18.0 FT.	< 18.0 FT.

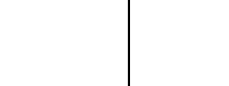
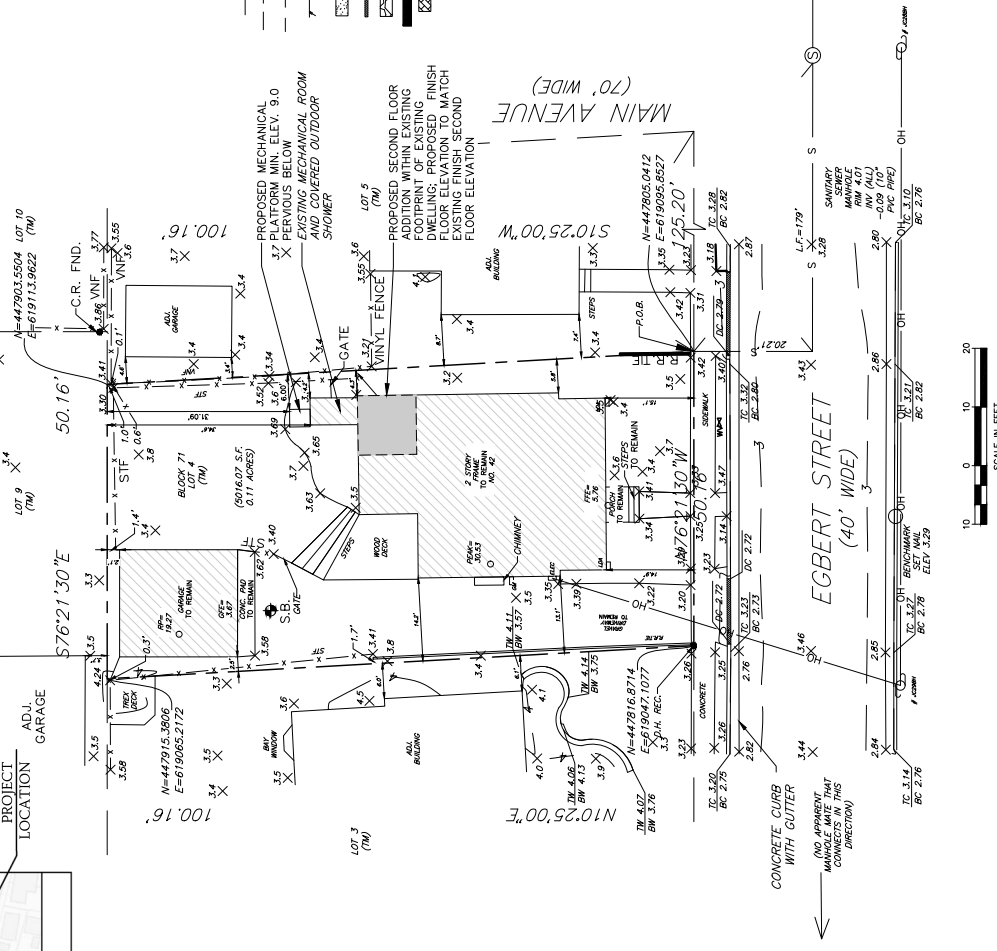
\*\* - INDICATES EXISTING NON-COMFORMITY  
 \*\* - INDICATES VARIANCE REQUIRED  
 PLANNED PUBLIC SEWER AND WATER SERVICES  
 2. ELEVATIONS BASED ON 1985 N.A.V.D. HORIZONTAL DATUM BASED ON NAD83.  
 3. PROPERTY IS LOCATED IN ZONE "R-50" PER FEMA PRELIMINARY FIRM MAPS  
 BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY CLEAR POINT SERVICES LLC, DATED 10/25/2022.

BUILDING INFORMATION TAKEN FROM PLANS PREPARED BY MARTY GRANMAN ARCHITECT DATED 11/9/2022.

EXISTING BUILDING COVERAGE	PROPOSED BUILDING COVERAGE
EXIST. FRONT WOOD STEPS - 11 SF. (NOT COUNTED)	EXIST. FRONT WOOD STEPS - 11 SF. (NOT COUNTED)
EXIST. REAR DECK > 2' FROM DRIVE	EXIST. REAR DECK > 2' FROM DRIVE
EXIST. CONCRETE PATIO AT GARAGE & TERRACE ABOVE ST'.	EXIST. CONCRETE PATIO AT GARAGE & TERRACE ABOVE ST'.
EXIST. PERMANENT STONE DRIVEWAY - 996.5 SF. (NOT COUNTED)	EXIST. PERMANENT STONE DRIVEWAY - 996.5 SF. (NOT COUNTED)
EXIST. DETACHED GARAGE	EXIST. DETACHED GARAGE
EXIST. PERMANENT SIDE DRIVEWAY - 107 SF. (NOT COUNTED)	EXIST. PERMANENT SIDE DRIVEWAY - 107 SF. (NOT COUNTED)
EXIST. TOTAL IMPERVIOUS COVERAGE	EXIST. TOTAL IMPERVIOUS COVERAGE
1,772	1,772



- LEGEND:**
- [Symbol] WATER VALVE
  - [Symbol] UTILITY POLE
  - [Symbol] ELECTRIC METER
  - [Symbol] ABOVEGROUND LEADER
  - [Symbol] SANITARY SEWER MANHOLE
  - OVERHEAD WIRE
  - SANITARY SEWER LINE
  - EDGE OF BITUMINIOUS CONCRETE PAVING
  - [Symbol] CONCRETE PAVING
  - [Symbol] DEPRESSED CURB
  - [Symbol] STONE/GRAVEL
  - [Symbol] WALL
  - [Symbol] BRICK PAVERS



**ZONING PERMIT DENIED**

BY: \_\_\_\_\_  
 DATE: 12/16/2022

VARIANCE PLAN  
 42 EGBERT STREET  
 BLOCK 71 - LOT 4  
 FOR KAREN BRETZ

BOROUGH OF BAY HEAD  
 OCEAN COUNTY, NEW JERSEY

KEA ENGINEERING  
 2017 Route 18, Box 8  
 Bay Head, NJ 08008  
 P: (732) 286-1111  
 F: (732) 286-1111  
 www.kea-engineering.com

SCALE  
 AS SHOWN  
 2022-143

DATE  
 11/29/2022

SHEET  
 1 OF 1

JOSEPH J. KOZIUBA, P.E., P.P.  
 P.E. License No. 66463

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	11/29/2022
2	FOR COMMENT	12/16/2022