



BOROUGH OF BAY HEAD
Planning Board
 83 Bridge Ave., P.O. Box 248
 Bay Head, NJ 08742
 732-892-0638 Fax: 732-899-6494

DEVELOPMENT APPLICATION

Application No. _____

See the Development Application Instructions & Filing Procedures for detailed instructions on completing this application. This application, together with the required fee, attachments and supporting documentation, must be filed with the Board Clerk no later than twenty-one (21) days prior to the scheduled Board meeting date. If this application involves erecting a new structure or substantial alteration of an existing structure, applicants should consult with the Construction Official for compliance with the Borough's Flood Plain Regulations prior to filing this application.

APPLICANT INFORMATION

Applicant Name: Pamela Rew
 Address: 62 Strickland Street
 City, State & Zip: Bay Head, New Jersey 08742
 Telephone: (609) 240-1365 Fax: (_____) _____

If the applicant is not the Property Owner, the PROPERTY OWNER AUTHORIZATION section must be completed. Applicant is:

Property Owner Tenant Contract Purchaser Other: _____

If the applicant is a corporation or partnership, the name, address and percentage of ownership of all persons owning 10% or more of the corporate stock or partnership interest must be disclosed. Applicant is:

Individual(s) Corporation Partnership Other: _____

PROPERTY INFORMATION

Street Address: 62 Strickland Street Block: 69 Lot: 4

Lot Dimensions (feet): 50.8 x 100.16 Lot Area (square feet): 5,008 sf Corner Lot: Yes No

Zoning District: R-50 R-10 B-1 B-2 B&B Conservation

Number of Buildings (including garages and storage sheds): 2 Swimming Pool: Yes No

Current Use: Vacant

Single Family Residence

Multi-Family Residence.....# of Dwelling Unites: _____

Commercial.....# of Units: _____Total Gross Floor Area (Square Feet): _____

Hotel, Bed & Breakfast...# of Dwelling Units (Including Efficiencies): _____.....# of Rooms: _____

Other: _____

Proposed Use: same - Single Family Residence

- Yes No Does the proposal increase the present number of uses or dwelling units located on the property or within any building?
- Yes No Have there been any previous Planning Board (or former Zoning Board of Adjustment) hearings involving the subject property? If yes, attach a copy of the written decision(s).
- Yes No Are there any deed restrictions, covenants or easements affecting the subject property? If yes, attach a copy.
- Yes No Does applicant own adjacent property?
- Yes No Is adjacent property vacant?

- Check all applicable items.
- Property is located within 200 feet of Borough of Mantoloking.
 - Property is located within 200 feet of the Borough of Point Pleasant.
 - Property is located within 200 feet of the Borough of Point Pleasant Beach.
 - Property is located adjacent to a County Road.
 - Property is located adjacent to a State Highway.

PROPOSAL INFORMATION. Summarize the proposed physical changes and use of the property.

The project is a renovation; the house was built in 1928 and is a very typical structure of classic Bay Head houses - simple, shingle-style, a central chimney and small bedrooms, and originally with a front porch and back porch.

The proposed renovation is located on the south-side (the front) of the house; the work is comprised of the two areas:

1. A front porch renovation to replace windows and trim in poor condition, and to provide a deck as the roof area
2. To provide a new dormer and small roof deck on the upper floor 1/2 story.

LOT INFORMATION

	Required	Feet	Current	Proposed
Lot Width	50	Min.	50.8	50.8
Lot Depth	100	Feet Min.	100.16	100.16
Lot Area	5,000	S.F. Min.	5,008	5,008

ON-SITE PARKING INFORMATION

Parking Space	Required	Min.	Current	Proposed

BUILDING INFORMATION

	Required	Feet	Current	Proposed
Front Yard	20.0	Min.	10.0	10.0
Rear Yard	10.0	Feet Min.	10.0	10.0
Side Yard #1	10.0	Feet Min.	14.5	14.5
Side Yard #2	6.0	Feet Min.	1.8 to 3.4	*** see below
Bldg. Height	35.0	Feet Max.	32.3	32.3
Bldg. Cov.	35	% Max	35	35
Accessory Bldg.	4	Feet Min.	2.96	2.96

BUILDING INFORMATION – Corner Lots Only

	Required	Feet	Current	Proposed
Front Yard #1		Min.		
Front Yard #2		Feet Min.		
Side Yard #1		Feet Min.		
Side Yard #2		Feet Min.		
Bldg. Height		Feet Max.		
Bldg. Cov.		% Max		
Accessory Bldg.		Feet Min.		

Existing - Ground Level - 1.8 to 3.4
 Proposed - Ground Level - 1.8 to 3.4 to remain the same
 Second Floor - 1.8 to 3.4 to remain the same
 Upper Floor - 4.4 to 6.0 at new dormer location

ACTION REQUESTED

- Appeal Alleging Zoning Officer Error (N.J.S.A. 40:55D-70a)
- Interpretation of Zoning Map or Zoning Ordinance & Special Questions (N.J.S.A. 40:55D-70b)
- Request for "Bulk Variance" (N.J.S.A. 40:55D-70c)
- Request for Use Variance (N.J.S.A. 40:55D-70d)
- Request to Direct Issuance of a Permit to Build in Bed of Mapped Street (N.J.S.A. 40:55D-76a-1)
- Request to Direct Issuance of a Permit to Build on Lot not Abutting a Street (N.J.S.A. 40:55D-76a-2)
- Request for Issuance of Certificate of Non-Conforming Use (N.J.S.A. 40:55D-68)
- Conditional Use Approval (N.J.S.A. 40:55D-67)
- Waiver of Required Submissions
- Extend Time period for Previously approved Application
- OTHER: _____

- Major Site Plan Approval:**
- Informal Review
- Preliminary Plat
- Final Plat
- Combined Preliminary & Final Plat
- Amended Preliminary & Final Plat
- Request for Exception to Site Plan Requirements & Standards (N.J.S.A. 40-55D-51b)
- Minor Subdivision Approval
- Major Subdivision Approval:**
- Informal Review
- Preliminary Plat
- Final Plat
- Combined Preliminary & Final Plat
- Request for Exception to Subdivision Requirements & Standards (N.J.S.A. 40:55D-51a)

REASONS FOR APPROVAL(S). Summarize the reasons why the variance or other requested approval(s) can be granted without substantial detriment to public good or substantial impairment to the intent and purposes of the zone plan and zoning ordinance.

The existing conditions provide a hardship to minimally improving conditions of the house because the 1928 house was built prior to current zoning requirements. We request the following reasons for the variances:

1. The addition of an open porch on the Second Floor, above the enclosed Front Porch, is to provide access to the southeast wind, sunlight and views, to provide shade for the south-facing windows - reducing the need for air conditioning (ie more environmentally responsible). The porch will improve the appearance of the front of the house with features of wood trim and character which are typical of classic Bay Head houses.
2. The addition of the dormer is to provide similar access to the southeast wind, sun, and views for the small upper floor bedroom. By minimally positioning the dormer in the side yard setback the dormer will be structurally tied to the north dormer making it stronger, and will extend the bedroom in the smallest possible footprint.

APPLICATION ATTACHMENTS. Please check all items which are attached to the application.

- Application Fee & Escrow Deposit Application Fee: \$ 350.00 Escrow Deposit: \$ 1500.00
- Tax Collector Certification
- Zoning Officer Denial (for variance applications or Zoning Officer Appeal)
- Property Survey (all applications)
- Plot Plan
- Architectural Elevations and Floor Plan
- Photos of Property
- Environmental Impact Report (Site Plan Applications)
- Site Plan (Site Plan Applications)
- Subdivision

APPLICANT EXPERTS. (If applicable)

Attorney William Gage
 Address 536 Lake Avenue
Bay Head, New Jersey
 Phone (732) 899-1200
 Fax () _____

Engineer Charles Linstrom
 Address Linstrom, Diesser & Carr, P.C.
136 Drum Point Rd. #6
Brick Township, NJ 08723
 Phone (732) 477-8900
 Fax () _____

