



LAND USE
147 Attachment 1
Borough of Bay Head
Appendix A
Schedule of Area, Yard and Building Requirements (§ 147-5)
[Amended 11-3-1993 by Ord. No. 1993-10; 10-4-1994 by Ord. No. 1994-10; 11-8-1995 by Ord. No. 1995-11;
3-16-1999 by Ord. No. 1999-4; 3-5-2002 by Ord. No. 2002-2; 9-16-2003 by Ord. No. 2003-6; 9-3-2013 by Ord. No. 2013-05;
7-5-2016 by Ord. No. 2016-16]

Land Use Requirements, Proposed Design & Variances Requested

Zone	Minimum Lot Requirements		Minimum Required Yard Depth					Accessory Building Distance to any Side Line	Maximum Percentage Lot Coverage by Buildings	Maximum Percentage Lot Coverage By Structure	Maximum Height (stories)	Maximum Height ² (feet)	Accessory Building Maximum Height (feet)
	Area (square feet)	Lot Width (feet)	Principal Building			Rear Yard Depth							
			Front Yard Depth	Each Side Yard Depth	Combined Side Yard Depth								
BH Requirements	R-50	5,000	50	20	6	16	10	4.0	35	50	2.5	35	16
Ex. 62 Strickland	R-50	5,008	50.08	10.1	1.8-3.4	16	10	3.0	35	37	2.6	32.3	16
Proposed 62 Strickland	R-50	5,008	50.08	10.1*	1.8-3.4**	16	41.10	3.0	35	37	2.8 ***	32.3	16

Variance request	*	New open porch over existing area in Front Yard Set Back
Variance request	**	New Dormer - located @ 4.7 from Side Yard
Variance request	***	New Dormer - add 30 sf, increasing area (2.5 stories)

Characteristics of the Project

The existing house was built in 1928 and is a very typical structure of classic Bay Head houses, a simple shingle-style house, with a front and back porch, very small bedrooms, and a central fireplace. The primary use is as a single-family residence. The project is a renovation. The proposed renovation is to the front of the house, facing south, along Strickland Street. The renovation will replace windows and trim made of poor-quality materials that were installed in the 1980s, add an open porch above the enclosed porch area (which is very typical of a classic Bay Head house), and add a dormer to the upper story for better sunlight, views, and airflow.

Existing Conditions

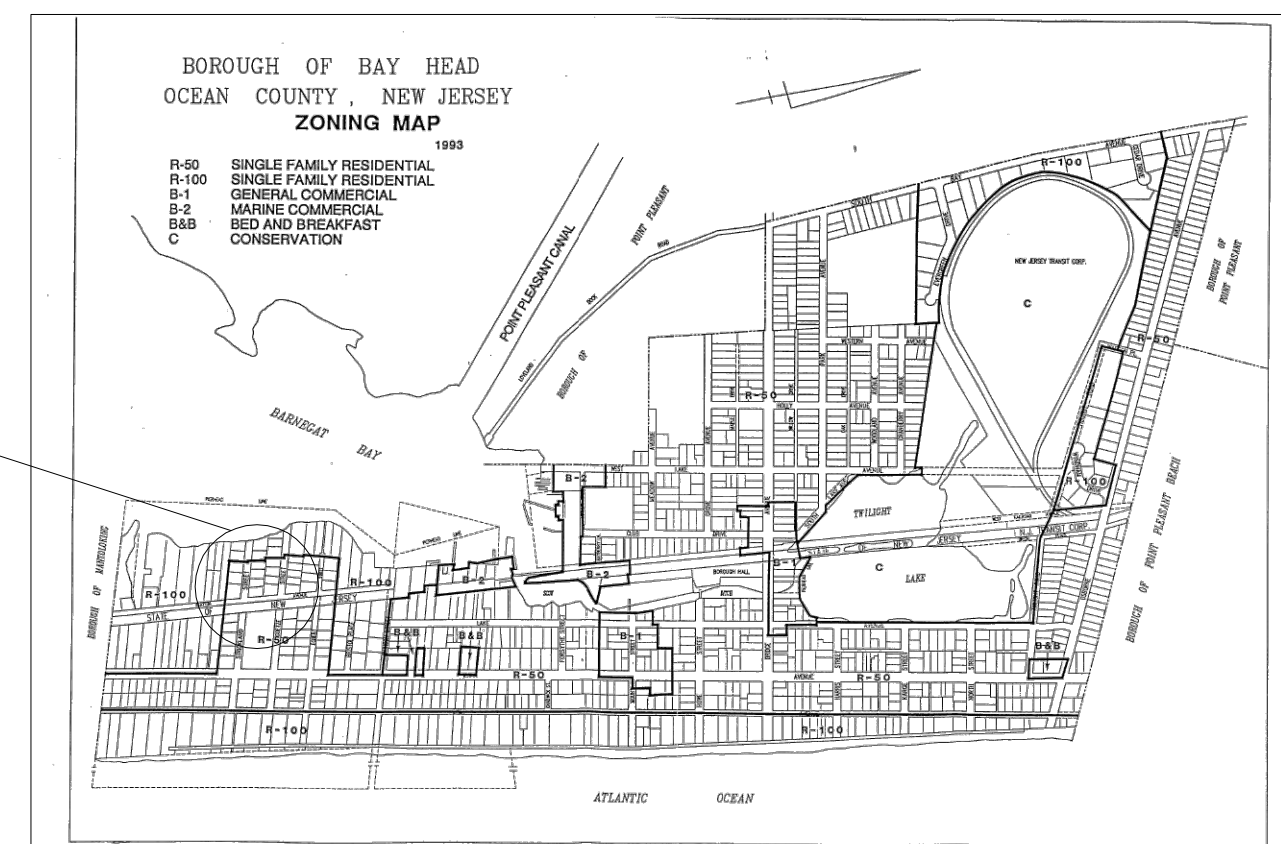
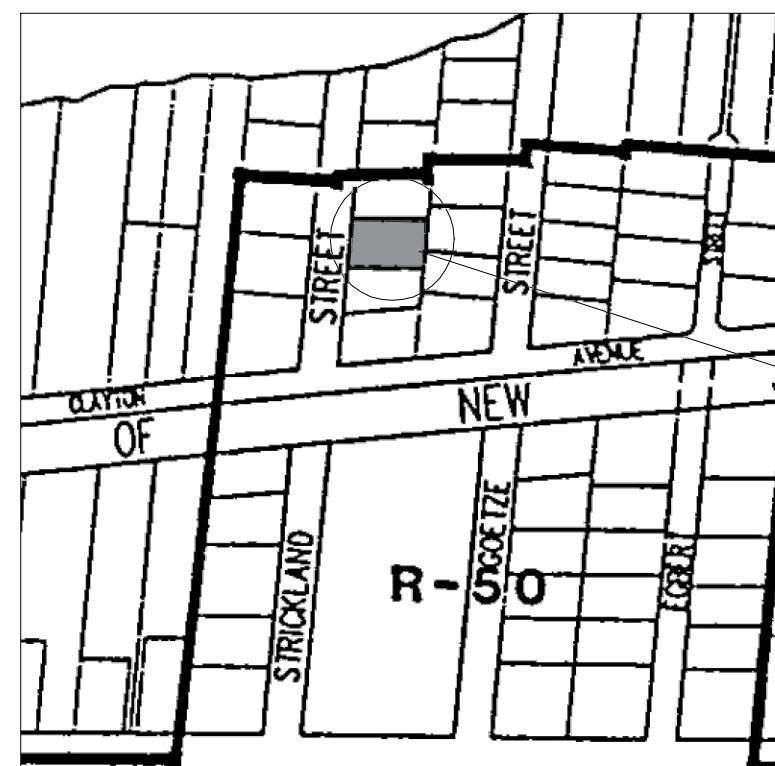
Following are the non-conforming conditions upon the property:

- A front yard setback of 10.1 where 20 feet is the minimum required.
- A west side yard setback of 1.8 – 3.10 where 6 feet is the minimum required.
- An accessory side yard setback of 2.7 where 4 feet is the minimum required.
- An accessory rear yard setback of 2.6 where 4 feet is minimum required.
- The upper story is over the allowable area, based on the half-story floor area requirements.
- The existing lot conforms with building coverage and lot coverage.

New Work

All proposed work is located within the existing building footprint and does not increase building or lot coverage.

1. The applicant proposes to repair and replace the windows, siding, trim, and roof on the existing front porch. A new flat roof and open porch above, off the Second Floor, is proposed. The footprint and lot coverage will not increase.
2. The applicant proposes to build a dormer on the southwest side of the upper story sloped roof. The new dormer is located 4.6 feet from West Property Line, within the 6.0 Side Yard Set Back. The dormer is located to align with the existing north side dormer for structural and aesthetic reasons. The existing 1928 house is located within the Side Yard Set Back. The new dormer includes an additional 28 square feet which increases the area of half-story floor area.



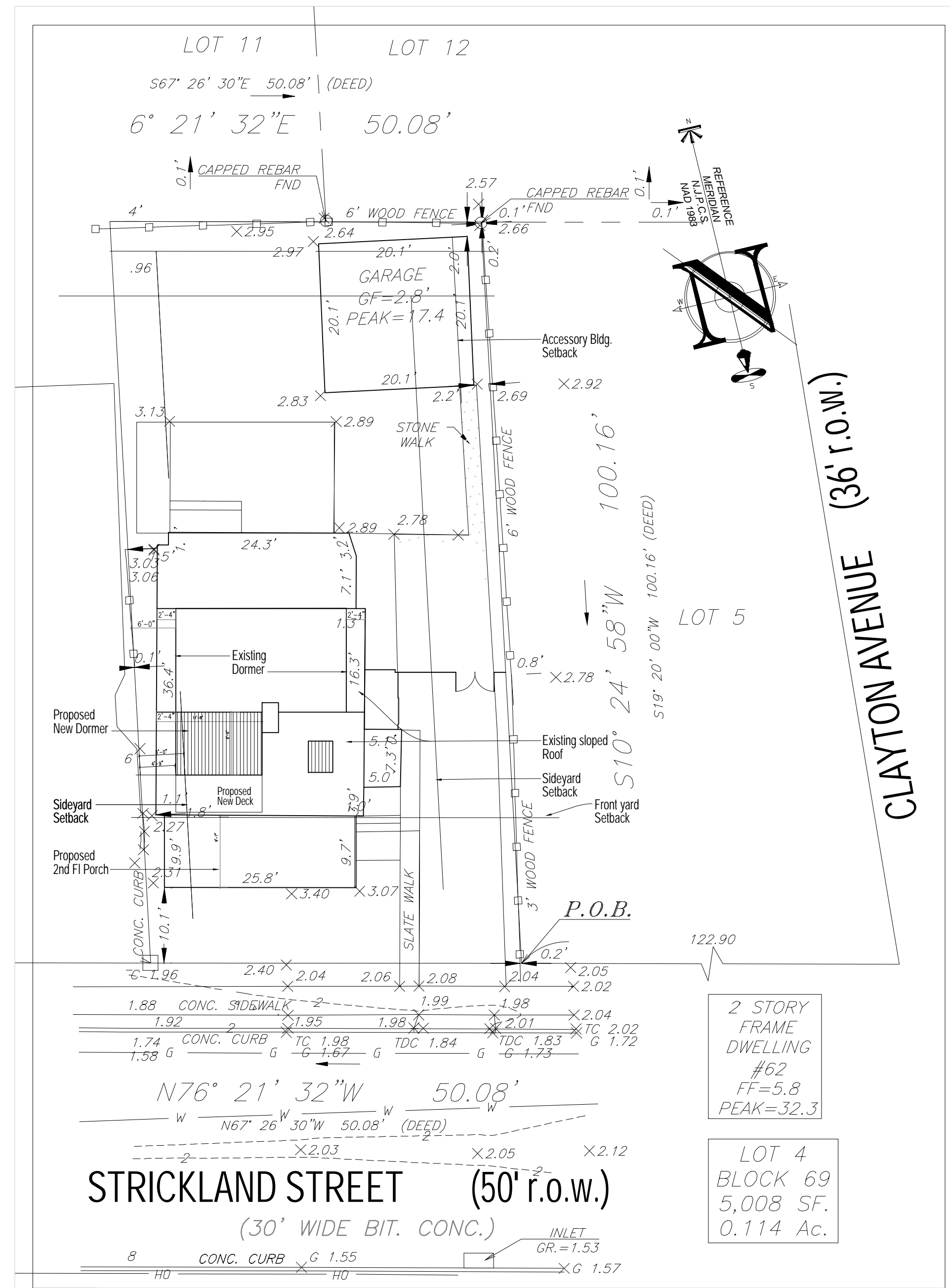
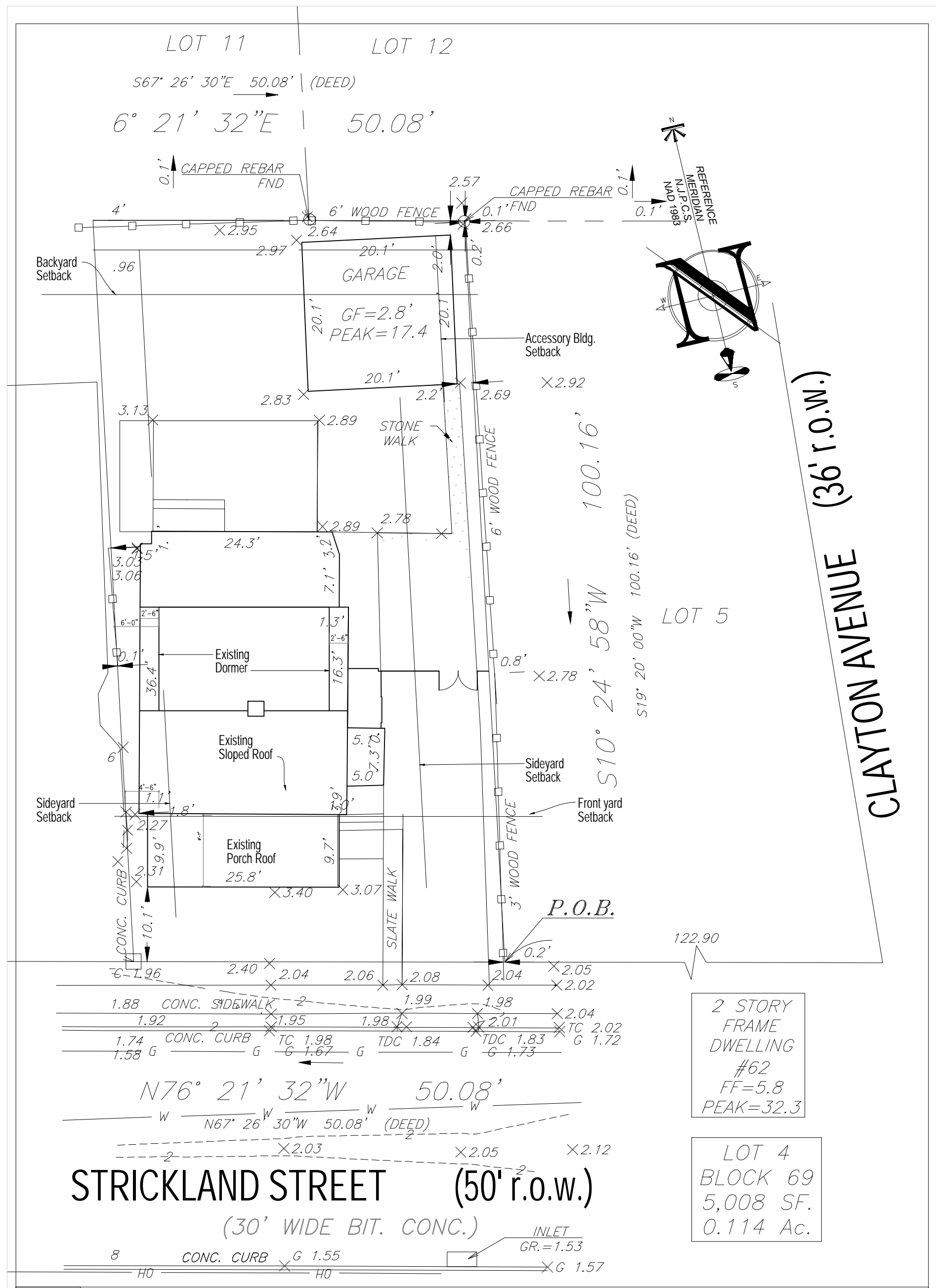
COVER

Block 69, Lot 4

REW RESIDENCE
62 STRICKLAND STREET
BAY HEAD, NJ

C

Pamela Rew FAIA
NJ 30136919
11-15-2023
Rev. 12-13-2023



2 STORY
 FRAME
 DWELLING
 #62
 FF=5.8
 PEAK=32.3

LOT 4
 BLOCK 69
 5,008 SF.
 0.114 Ac.

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 5,008 SF.
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S1 SURVEY PLAN
 1 Scale: N.T.S.

S1 PROPOSED PLOT PLAN
 2 Scale: N.T.S.

SITE PLANS

Block 69, Lot 4

REW RESIDENCE
 62 STRICKLAND STREET
 BAY HEAD, NJ

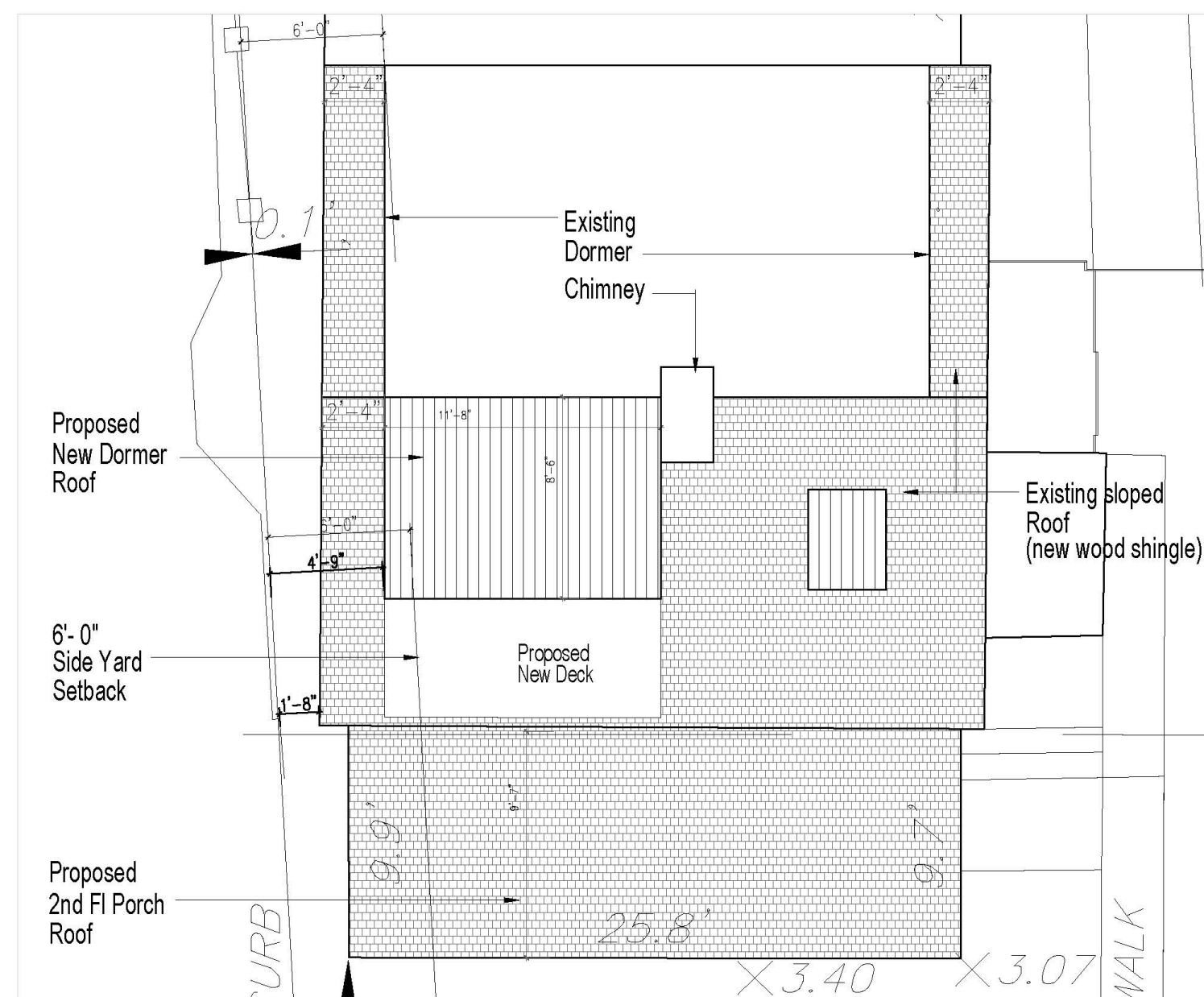
SITE
 1



Proposed Conceptual sketch of the west and south facades.



Proposed conceptual sketch of the south and east facades.



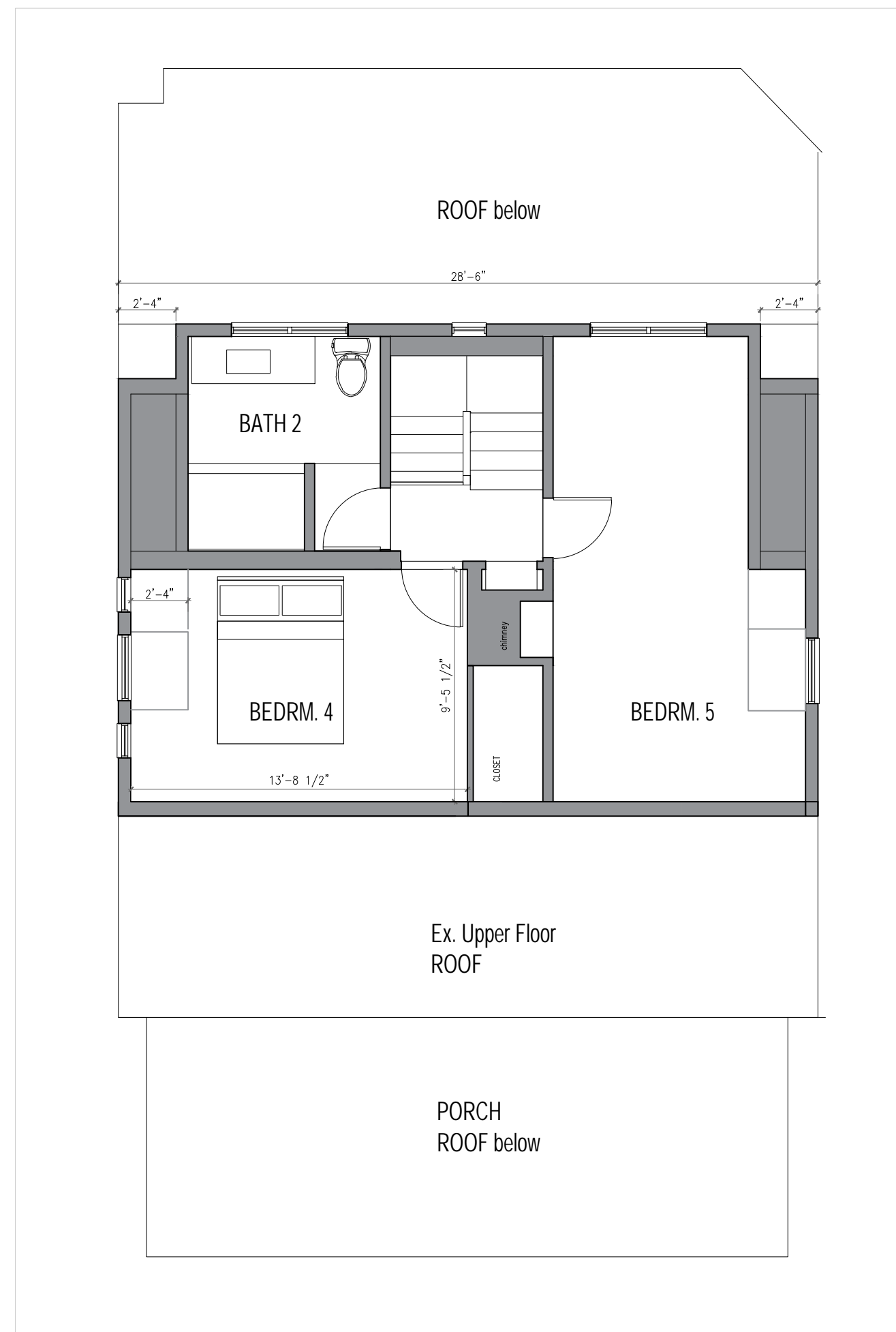
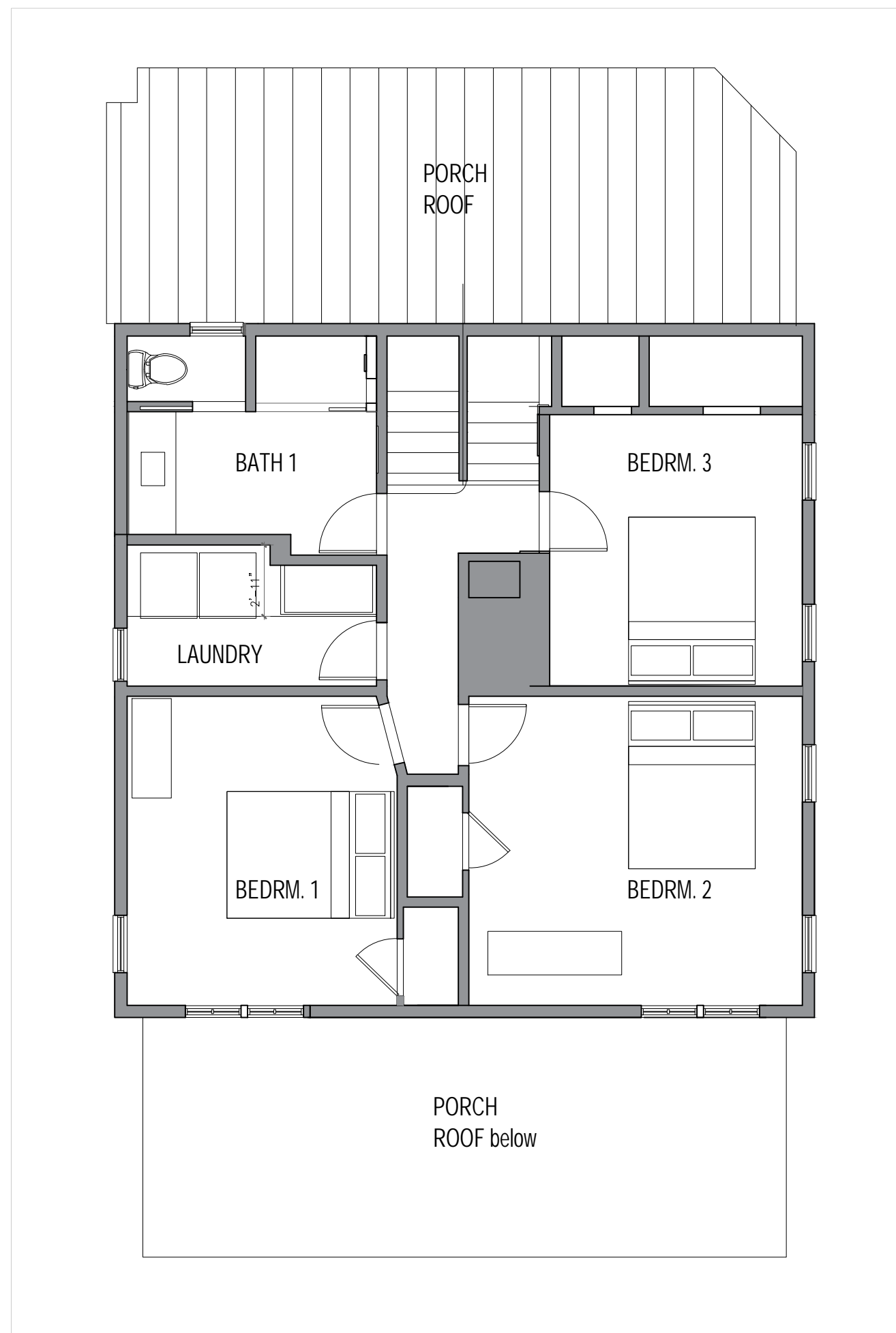
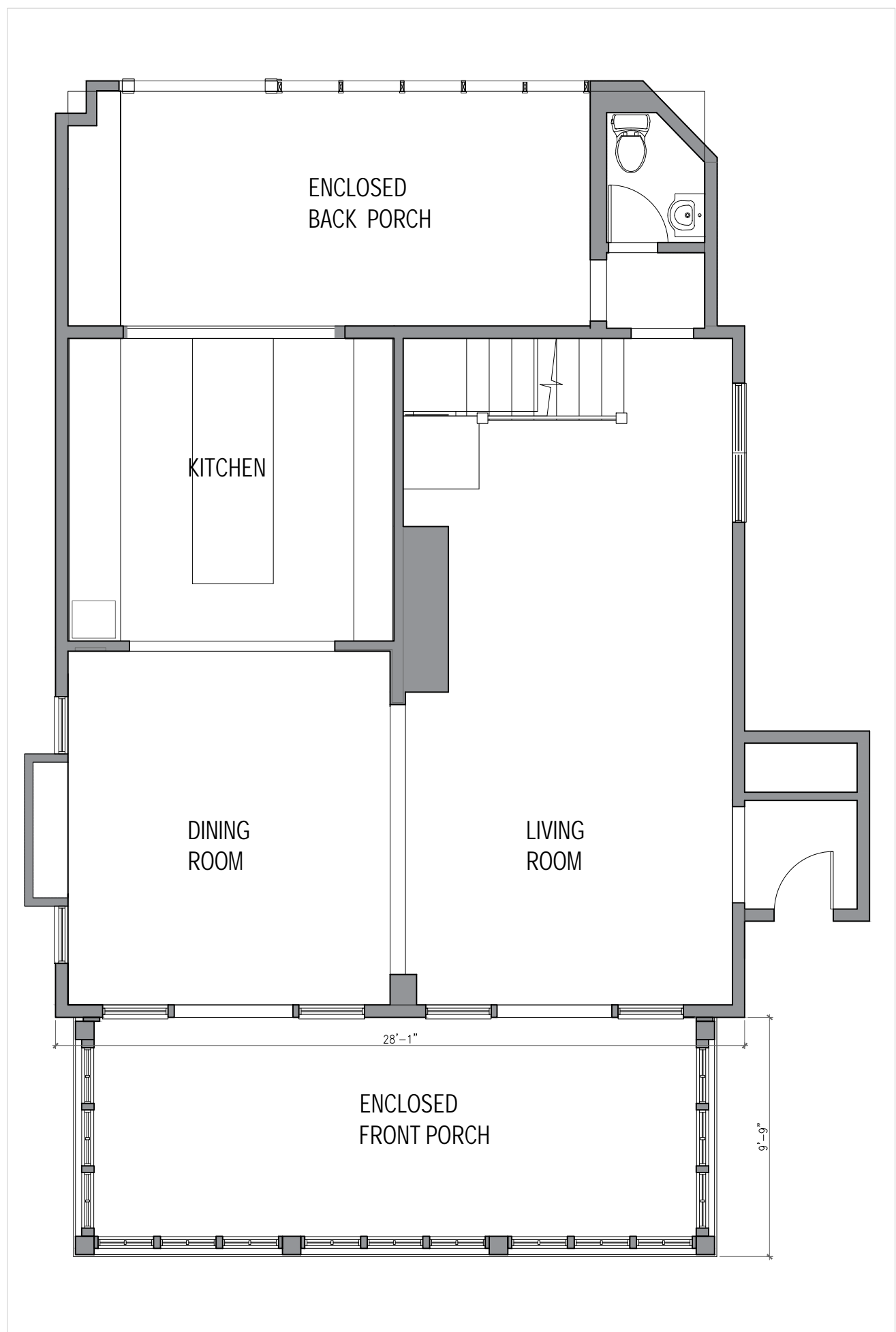
S2 DETAIL PROPOSED PLOT PLAN
Scale: N.T.S.



Examples of typical Bay Head houses; simple shingle-style residences, with two story porches facing east and south to benefit from the prevailing winds, to shade the interior spaces, and to provide a social space to the public street.

EXISTING FLOOR PLANS

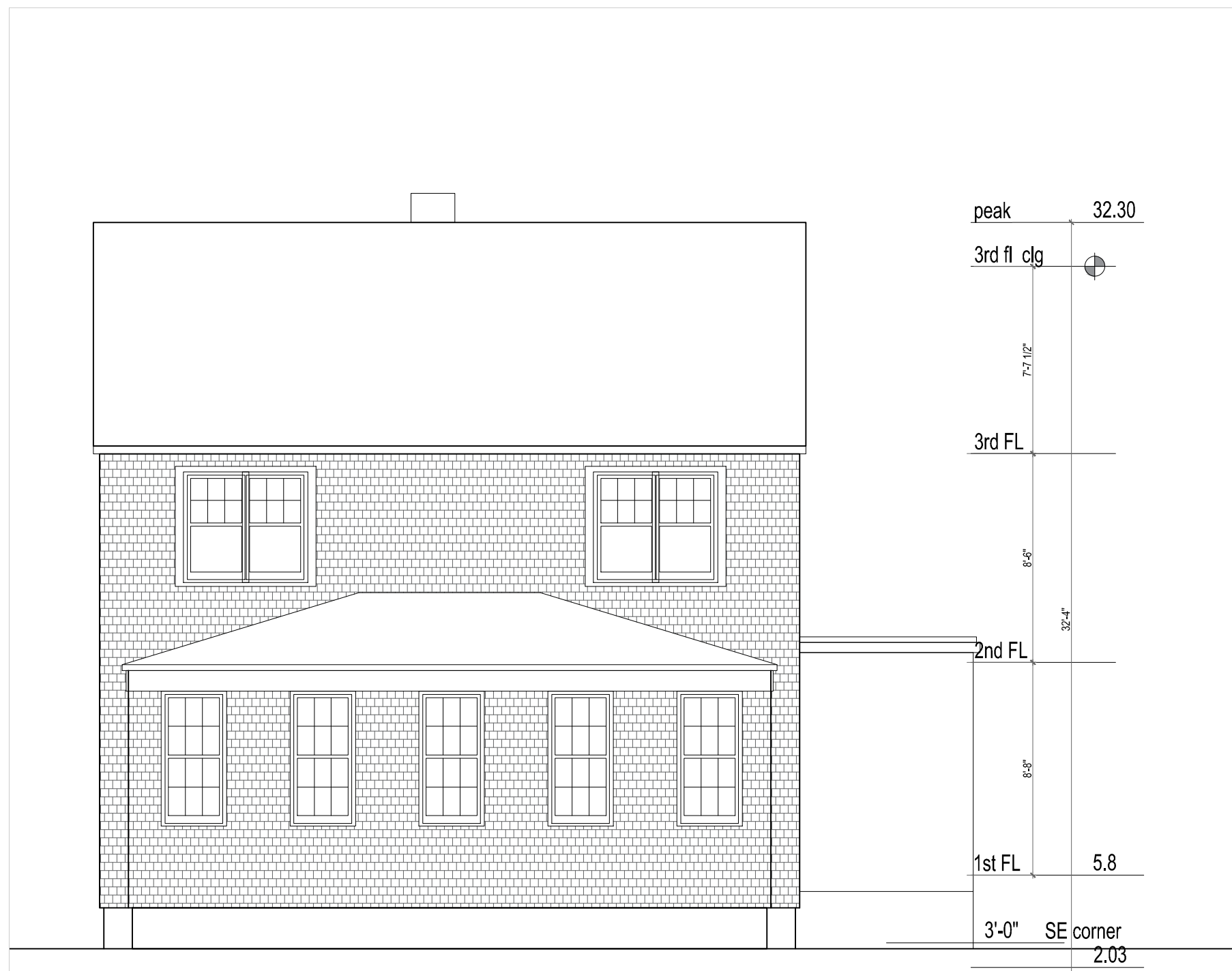
REW RESIDENCE
62 STRICKLAND STREET
BAY HEAD, NJ
Block 69, Lot 4



A1
1
EXISTING FIRST FLOOR
Scale: 3/16" = 1' - 0"
1'-0" 5'-0" 15'-0"

A1
2
EXISTING SECOND FLOOR
Scale: 3/16" = 1' - 0"

A1
3
EXISTING UPPER FLOOR
Scale: 3/16" = 1' - 0"



A3
1 EXISTING SOUTH ELEVATION
Scale: 3/16" = 1' - 0"



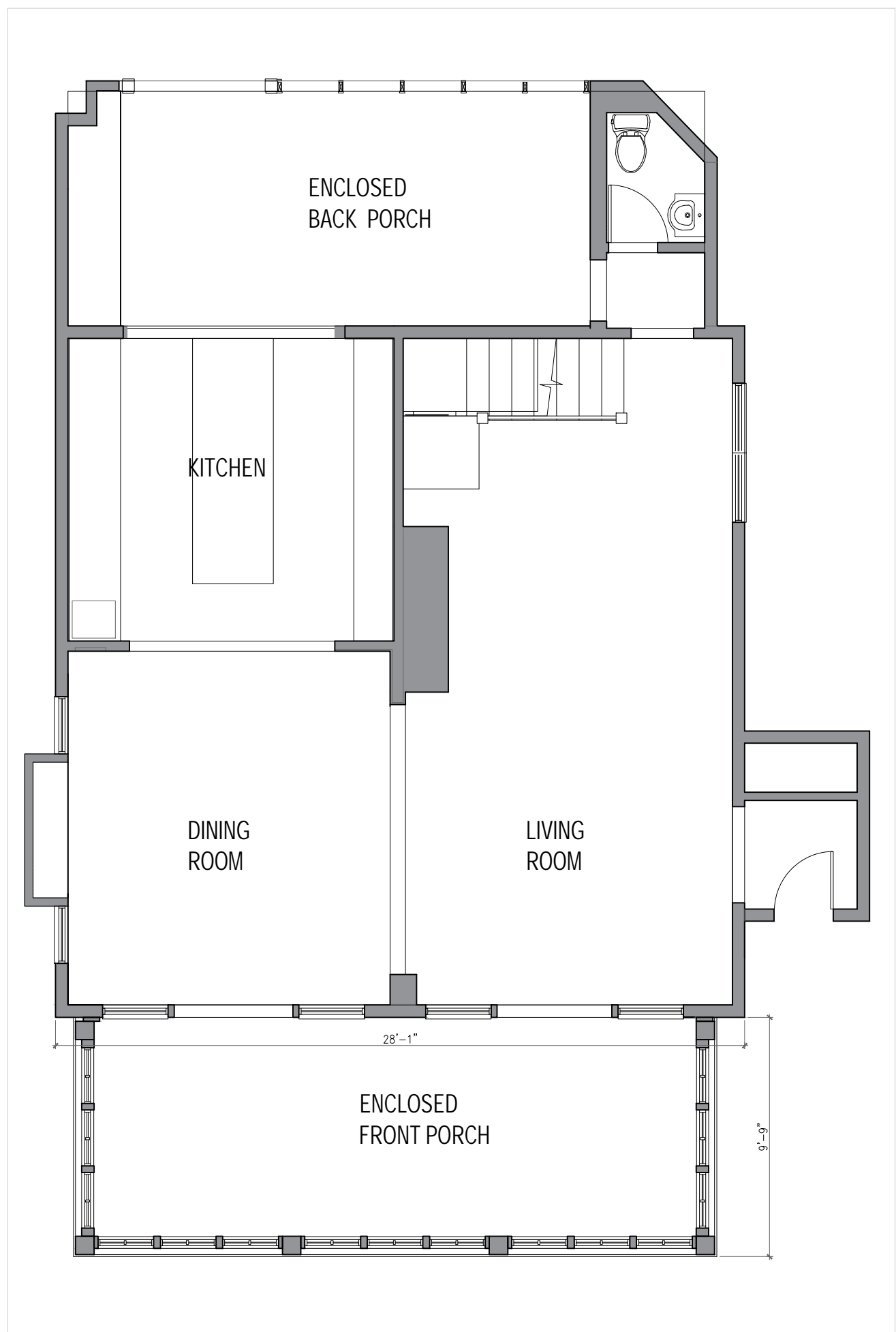
A3
2 EXISTING WEST ELEVATION
Scale: 3/16" = 1' - 0"



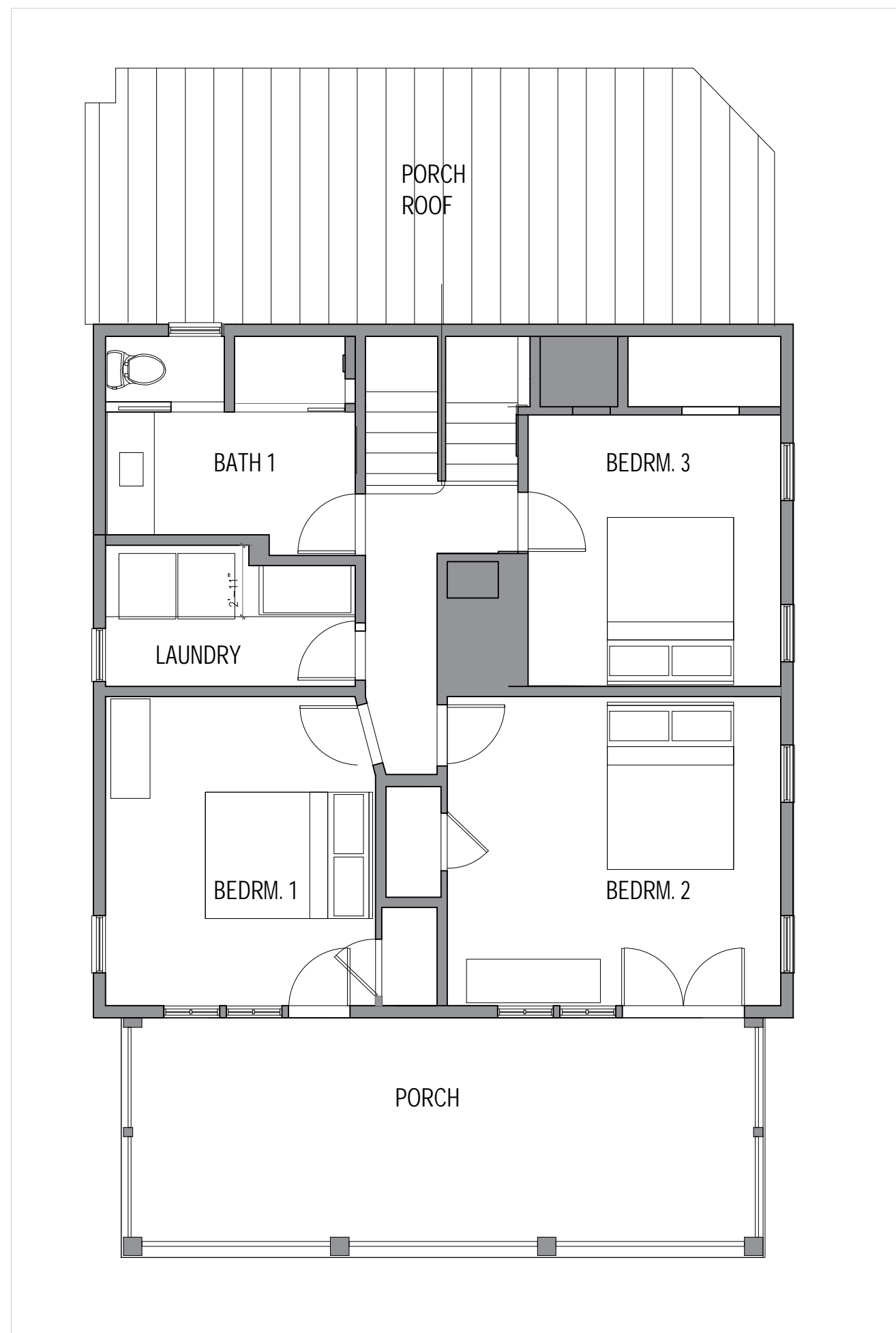
A3
3 EXISTING NORTH ELEVATION
Scale: 3/16" = 1' - 0"



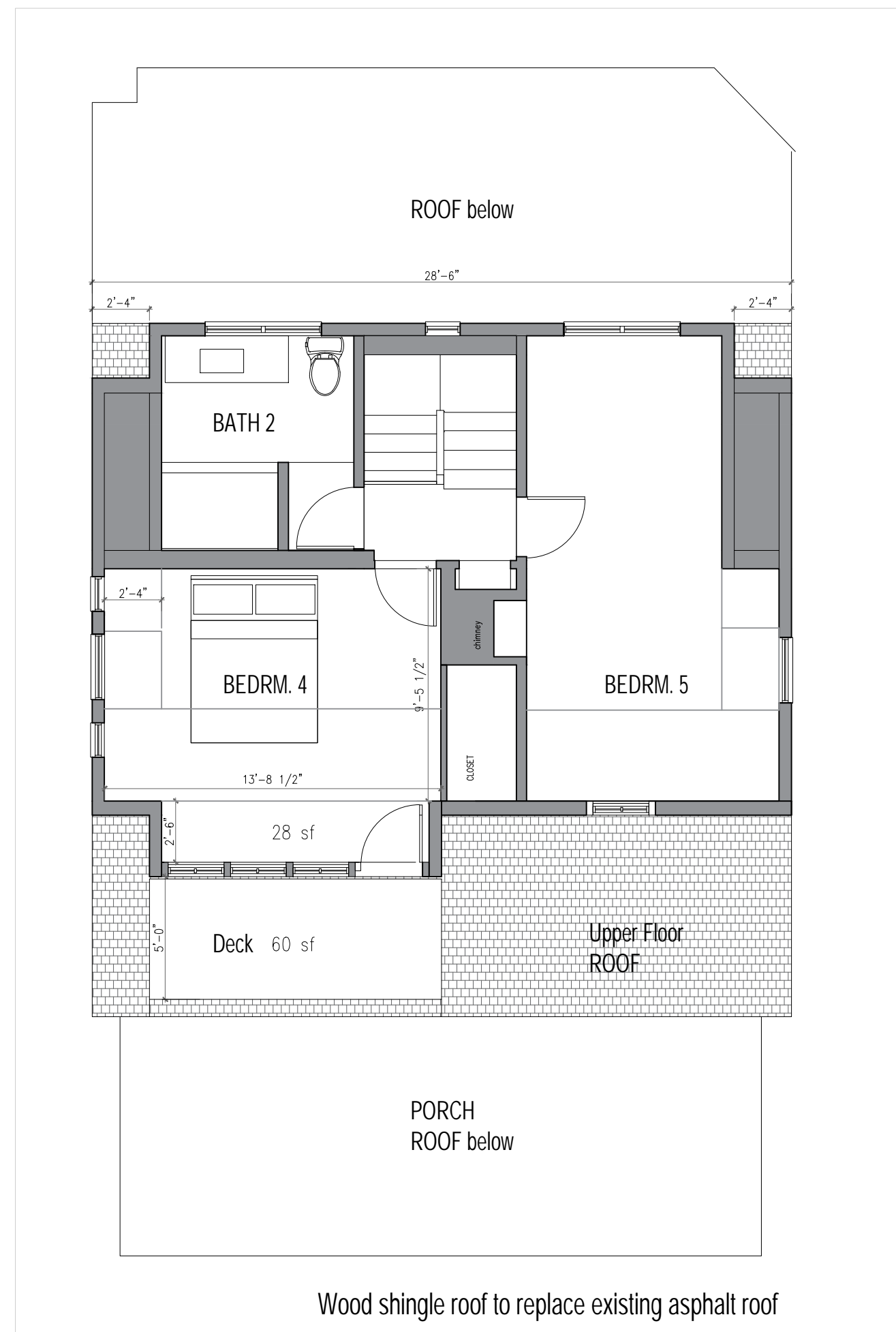
A3
4 EXISTING EAST ELEVATION
Scale: 3/16" = 1' - 0"



New windows, trim and shingle siding on existing enclosed front porch area.



New windows and door to porch
 New open porch



Wood shingle roof to replace existing asphalt roof

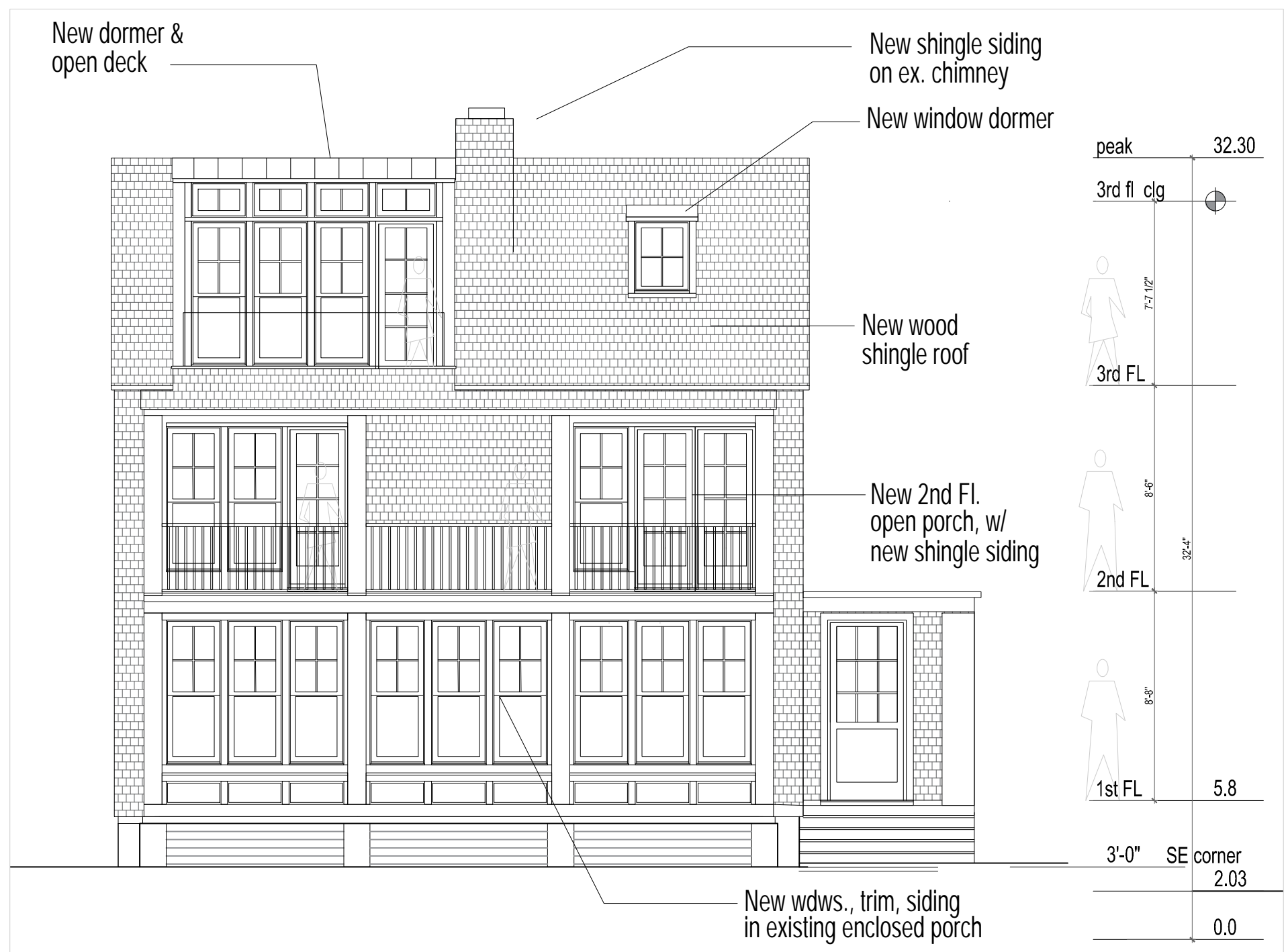
New dormer and open deck added to existing sloped roof area.

A2
 1 PROPOSED FIRST FLOOR
 Scale: 3/16" = 1' - 0"



A2
 2 PROPOSED SECOND FLOOR
 Scale: 3/16" = 1' - 0"

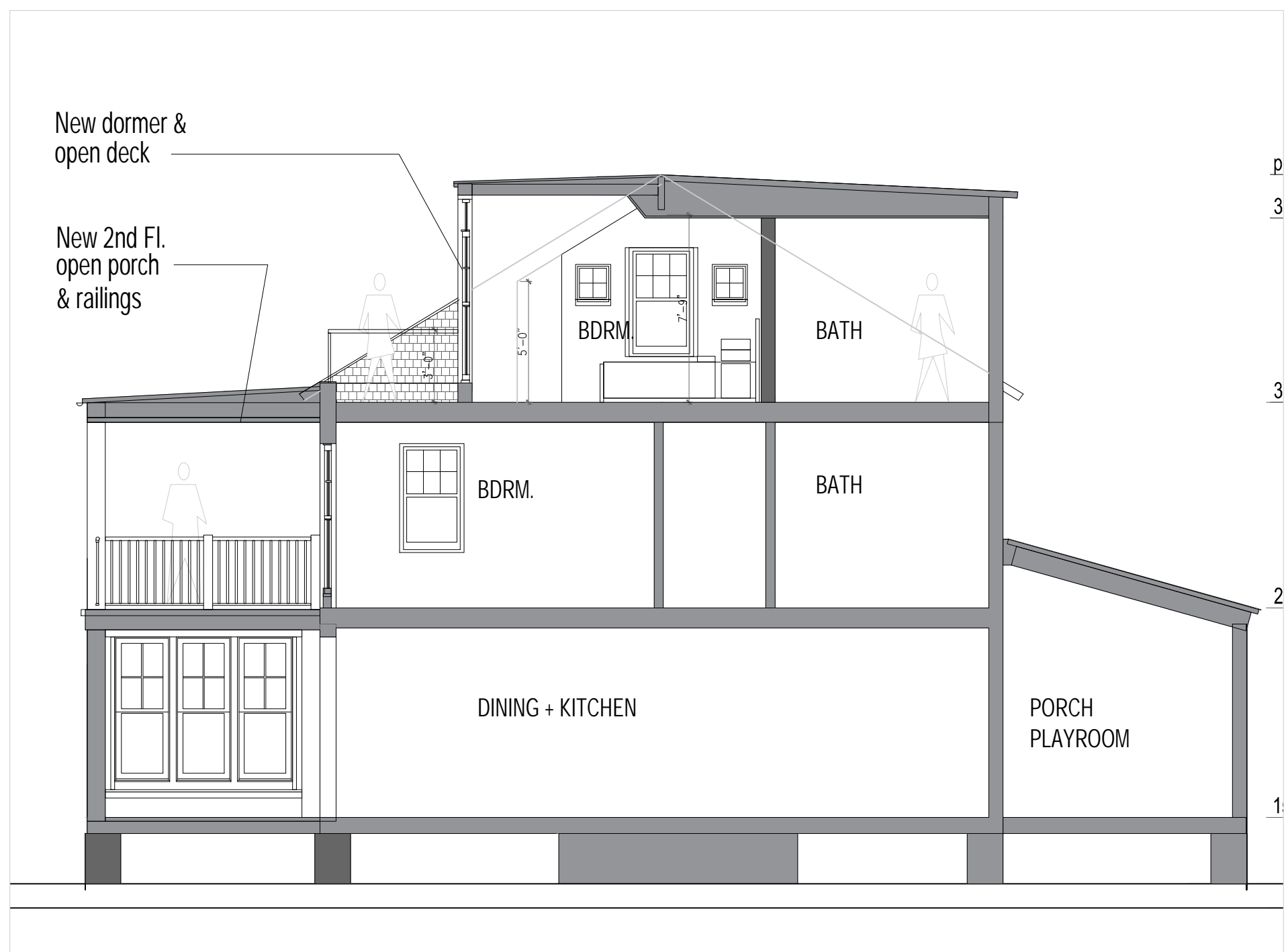
A2
 3 PROPOSED UPPER FLOOR
 Scale: 3/16" = 1' - 0"



A4
1 PROPOSED SOUTH ELEVATION
Scale: 3/16" = 1' - 0"



A4
2 PROPOSED WEST ELEVATION
Scale: 3/16" = 1' - 0"



A4
3 PROPOSED HOUSE SECTION
Scale: 3/16" = 1' - 0"



A4
4 PROPOSED EAST ELEVATION
Scale: 3/16" = 1' - 0"

