

Borough of Bay Head

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

Zoning Permit

Block 74 Lot 8
812 Main Avenue

Permit No.

Status

DENIED

Status Date

08/01/2023

Applicant:

CETRULO-GAAL, DEAN & MARIA
812 MAIN AVE
BAY HEAD NJ 08742

Real Estate Owner

CETRULO-GAAL, DEAN & MARIA
812 MAIN AVE
BAY HEAD NJ 08742

Detailed Description of Project

Proposed 11' x 48' residential in-ground pool.
A previous zoning application for a 14'x22' pool was denied.

Specific Use Proposed

Residential
Specific Use Now
Residential
Zone R100
Permit Type Zoning
Applic Accept'd
Property is
Request

Application Response

Disposition Narrative

Lot is a non-conforming lot in the R100 zone due nonconforming frontage on a street. The lot has no street frontage and access is provided by access easement. Lot area and lot width are considered conforming per § 147-2 Nonconforming Lot definition.

Existing impervious coverage is nonconforming at 72.6% (Max permitted = 50%). Proposed pool increases existing nonconforming coverage to 77.7%. Also design presented does not provide information on perimeter pool walk sizes and setbacks, pool coping width, or grading/drainage design as required by code. Flooding in this area is of concern and strict adherence to grading requirements of the code is critical.

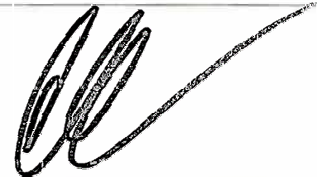
Approval Checklist ('Y'=

DENIED pursuant to § 147-15.A which prohibits expansion of preexisting nonconforming lot and preexisting nonconformities on that lot.

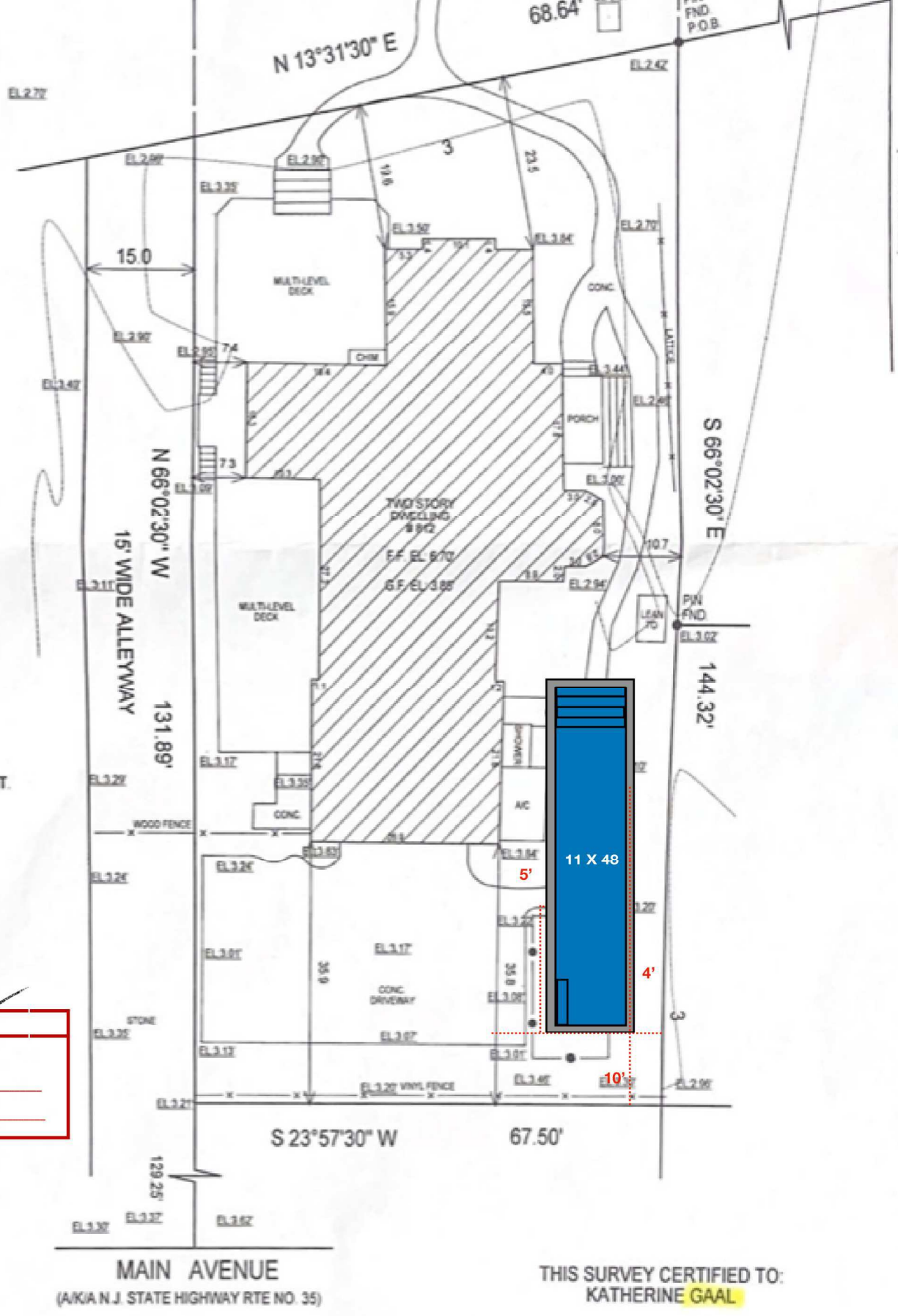
The application may seek approval for this project from the Planning Board

Plans Reviewed

-Portion of a plan of survey of Lot 8 Block 74, prepared by Charles O'Malley, PLS with 11'x48' pool graphically shown thereon by applicant.



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



COVERAGE CALCULATIONS

9,322.12 SQ. FT.
 2,503 SQ. FT.
 914 SQ. FT.
 1,177 SQ. FT.
 23 SQ. FT.
 66 SQ. FT.
 1,788 SQ. FT.

TOTAL 6,471 SQ. FT.
 BUILDING COVERAGE 26.8%
 PREVIOUS COVERAGE 69.4%

ZONING PERMIT DENIED
 BY: _____
 DATE: **08/01/2023**

NAVD 1988
 EXISTING ELEVATION

MAIN AVENUE
 (A/K/A N.J. STATE HIGHWAY RTE NO. 35)

THIS SURVEY CERTIFIED TO:
KATHERINE GAAL

Kathy O'Malley 7/7/23
KATHY O'MALLEY, P.L.S.
 O'MALLEY, PLS, LLC
 Land Surveyor

PLAN OF SURVEY

LOT 8 BLOCK 74

This survey subject to any easement of record or other pertinent facts which an accurate title search might disclose. Any subsurface easements, if not visible are not located by this survey. Due to certain weather conditions, i.e. ice, and/or snow, the overgrown vegetation on the property, interior sidewalks and/or patios may not be shown on