

April 13, 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
167 Park Avenue - Block 12, Lot 26
Borough of Bay Head, Ocean County, New Jersey
Colliers Engineering & Design Project No. BAP-0254

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 June 13, 2022;
2. Topographic Survey for Lot 26, Block 12 prepared by Jay F. Pierson, PLS, dated December 16, 2021;
3. House Plan titled "Sheffield Residence, 167 Park Avenue", consisting of five (5) sheets, dated September 20, 2020, prepared by the homeowner.
4. Plot Plan titled "Plot Plan, 167 Park Avenue, Block 12, Lot 26", prepared by Robert J. Harrington, P.E. dated February 12, 2022.
5. Letter dated February 15, 2023 from Eric Sheffield providing half story calculation.

This Application was deemed complete on February 17, 2023. The Applicant proposed to modify the second story front dormer and add a half story. The front steps will also be replaced.

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	7,000	7,000
Min. Lot Width (Ft.)	50	50	50
Min. Lot Frontage (Ft.)	50	50	50
Min. Front Yard	20	10.9/5*	10.9/6.6**
Min. Rear Yard	10	78.4	78.4
Min. Side Yard (Ft.)	6	11.2	11.2
Min. Combined Side Yard (Ft.)	16	24	24
Maximum Height	2.5 Stories/32.5 ft	2 Story/24.3 ft	2.5 Story/29.3 ft
Max. Building Lot Coverage (%)	35	33.5	33.5
Max. Lot Coverage by Structure (%)	50	34.6	35.2
Accessory Structure Sideyard Setback (Ft.)	4	4.1	4.1
Accessory Structure Rearyard Setback (Ft.)	10	7.92*	7.92*

*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 dwelling has a front yard setback of 10.9 where a setback of 20 ft is required. The new second story dormer will be located within the required front yard setback. A variance is required for the encroachment of the second story dormer into the required front yard setback. It is recommended that the Applicant provide testimony to explain why the new dormer cannot be set back to meet the 20 ft setback requirement.
2. The front yard setback to the steps is 5 ft. The proposed steps will be set back to 6.6 ft from the Park Avenue property line, increasing the setback to the stairs. A variance is required for the front yard setback to the steps.
3. It is recommended that the Applicant provide testimony to explain the size of the half story and confirm that it meets the definition of a half story.
4. The existing garage has a rear yard setback of 4 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.

Sincerely,

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



Susan S. Brasefield, P.E., P.P., CME
Geographic Discipline Leader

SSB/el

cc: Darren Erbe, Planning Board Secretary (via email)
Steven A. Zabarsky, Esq., Citta, Holzapfel & Zabarsky (via email)
Joseph Michelin, Esq. (via email)
Robert Harrington, P.E. (via email)