



BOROUGH OF RUMSON

80 EAST RIVER ROAD RUMSON, NEW JERSEY 07760
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Frederick J. André
Zoning Officer
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March 26, 2021

RUMSON ZONING BOARD OF ADJUSTMENT
& BERNARD REILLY, ESQ.

APPLICANT: Roger & Sarah Keren

ADDRESS:	16 Robin Road	BLOCK	LOT	ZONE
	Rumson, N.J.	98	7	R-4

APPLICANTS REQUEST TO:

Convert existing unfinished attic space above attached garage to conditioned habitable space at the existing premises.

WAS REJECTED FOR THE FOLLOWING NON-CONFORMITIES:

Borough of Rumson Ordinances / Development Regulations Schedule 5-1 / 5-3 Permitted Floor Area/ Schedule 5-4 Permitted Bldg. Coverage / Section 22-7.8 Accessory Buildings & Structures.

- Maximum Building Coverage 2,591 sf. sf. Permitted; 2,669 sf. Existing .
- Maximum Floor Area 3,500 sf. Permitted; 3,845 sf. Existing; 4,271 sf. Proposed.

Sincerely,

Frederick J. André
Zoning Officer

Single Family Renovation Keren Residence

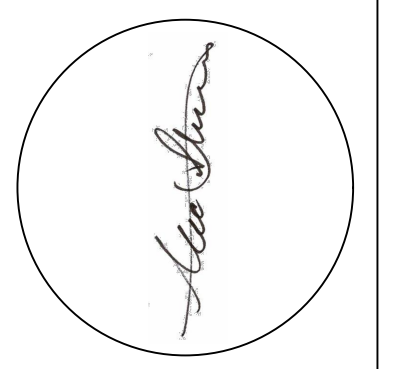
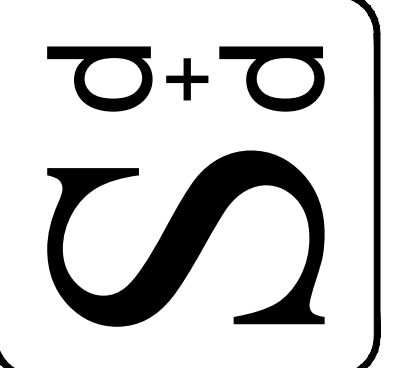
16 Robin Road, Rumson, NJ 07760
Block 98 / Lot 7

DRAWING LIST

- Z1 PROJECT INFO & ZONING
- Z2 PLANS

SHISSIAS
DESIGN + DEVELOPMENT

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ISSUE	REVISIONS

Keren Residence
Single Family Renovation

16 Robin Road, Rumson, NJ 07760
Block 98 / Lot 7

Proj. No: 2020.72
Issued For: Zoning Permit
Date: 01/22/2021

COVER SHEET

Z1

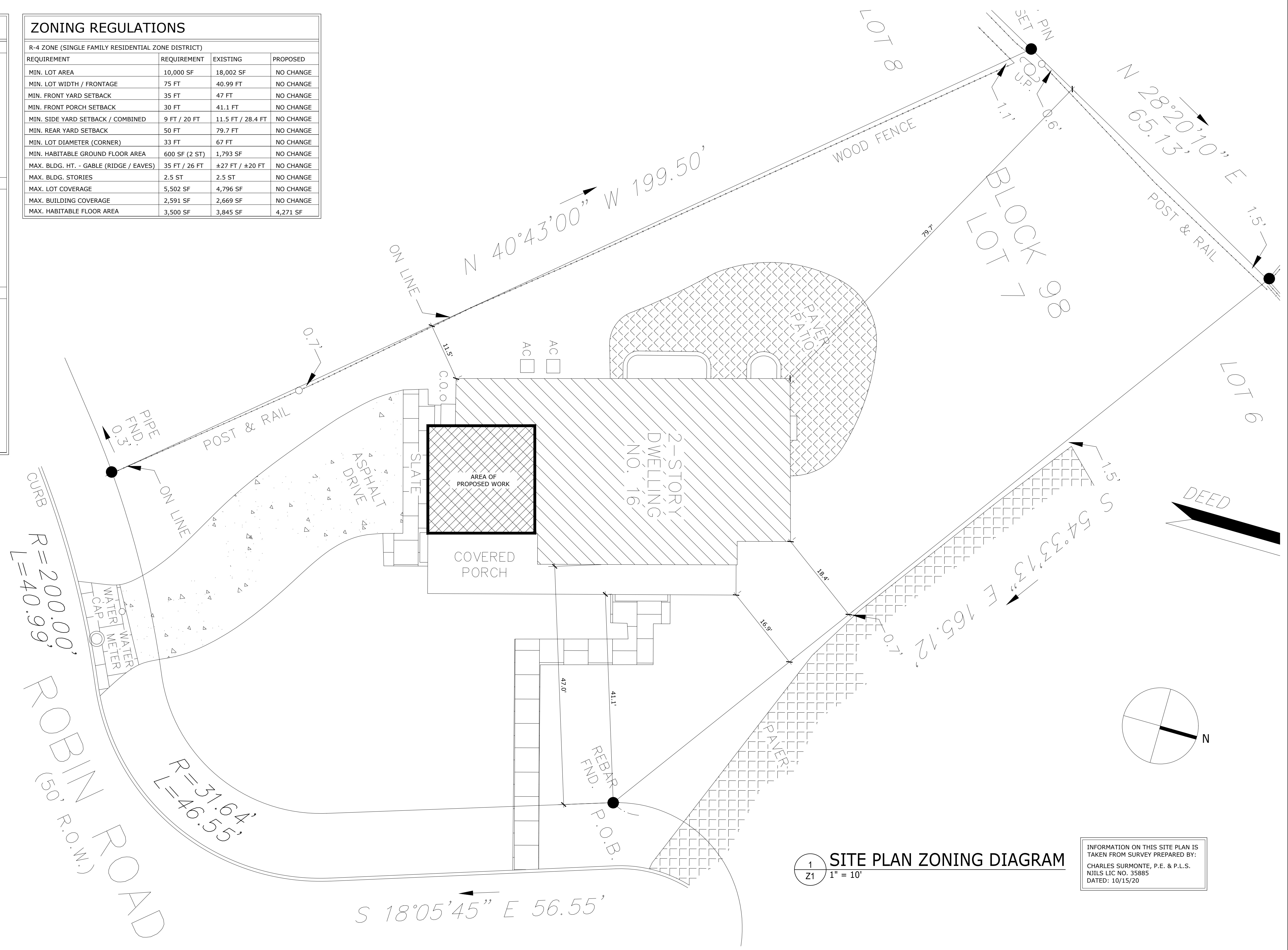
ZONING CALCULATIONS

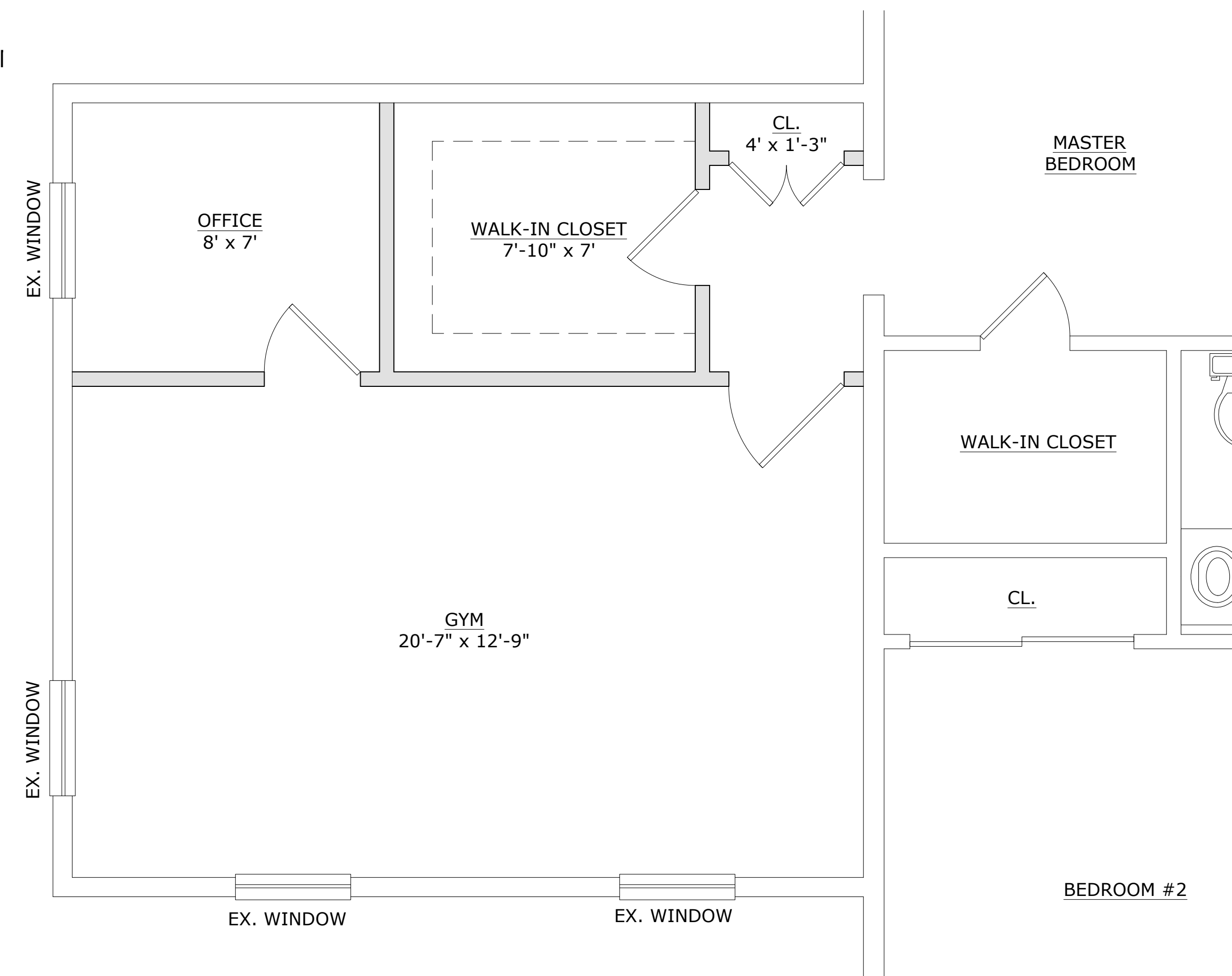
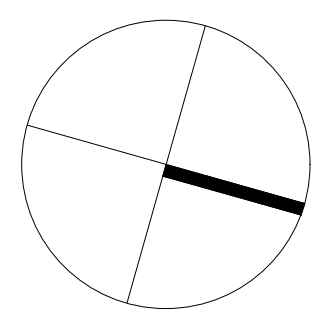
LOT COVERAGE				
ALLOWABLE				
0 - 5,000 SF	5,000 SF	x0.475	2,375 SF	
5,000 - 10,000 SF	5,000 SF	x0.319	1,595 SF	
10,000 - 70,000 SF	8,002 SF	x0.1915	1,532 SF	
			5,502 SF	
EXISTING RESIDENCE	2,345 SF			
FRONT PORCH	324 SF			(503 SF - 179 SF / 10%)
DRIVEWAY	1,437 SF			
SIDE ENTRY	16 SF			EXCLUDED
FRONT WALKWAY	364 SF			EXCLUDED
REAR PATIO	660 SF			(1,197 SF - 537 SF / 30%)
A/C EQPM	14 SF			
TOTAL EXISTING LOT COVERAGE	4,796 SF			
BUILDING COVERAGE				
ALLOWABLE				
0 - 5,000 SF	5,000 SF	x0.233	1,165 SF	
5,000 - 10,000 SF	5,000 SF	x0.186	930 SF	
10,000 - 70,000 SF	8,002 SF	x0.062	496 SF	
			2,591 SF	
EXISTING RESIDENCE	2,345 SF			
FRONT PORCH	324 SF			(503 SF - 179 SF / 10%)
TOTAL EXISTING BUILDING COVERAGE	2,669 SF			
HABITABLE FLOOR AREA				
ALLOWABLE				
0 - 5,000 SF	5,000 SF	x0.4	2,000 SF	
5,000 - 10,000 SF	5,000 SF	x0.3	1,500 SF	
10,000 - 70,000 SF	8,002 SF	x0.1	800 SF	
			4,300 SF	
EXISTING 1st FLOOR	1,793 SF			
ATTACHED GARAGE	412 SF			
2nd FLOOR	1,640 SF			
TOTAL EXISTING FLOOR AREA	3,845 SF			
PROPOSED 1st FLOOR	1,793 SF			
ATTACHED GARAGE	412 SF			
2nd FLOOR	2,066 SF			
TOTAL PROPOSED FLOOR AREA	4,271 SF			

ZONING REGULATIONS

R-4 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)

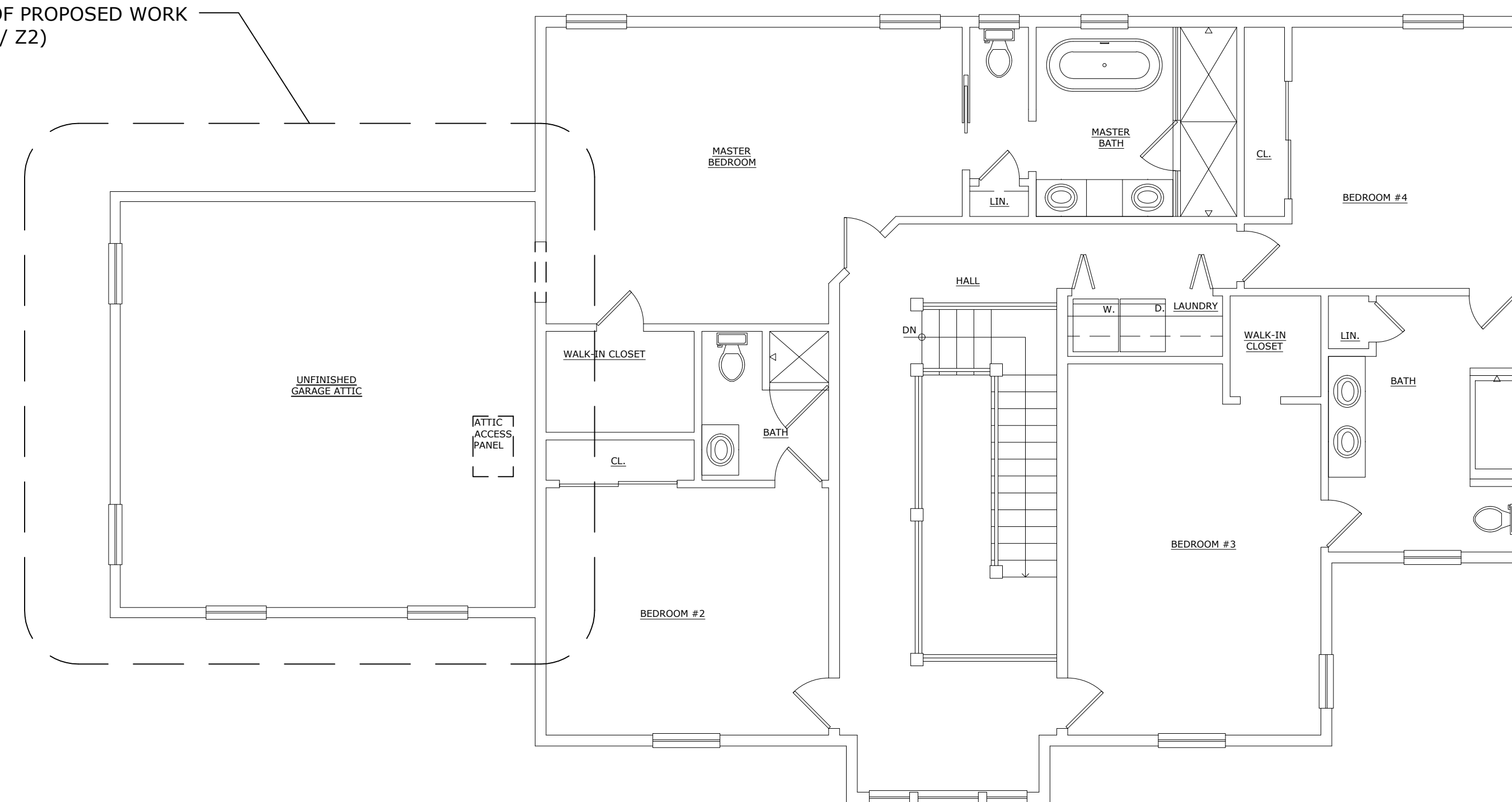
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	18,002 SF	NO CHANGE
MIN. LOT WIDTH / FRONTAGE	75 FT	40.99 FT	NO CHANGE
MIN. FRONT YARD SETBACK	35 FT	47 FT	NO CHANGE
MIN. FRONT PORCH SETBACK	30 FT	41.1 FT	NO CHANGE
MIN. SIDE YARD SETBACK / COMBINED	9 FT / 20 FT	11.5 FT / 28.4 FT	NO CHANGE
MIN. REAR YARD SETBACK	50 FT	79.7 FT	NO CHANGE
MIN. LOT DIAMETER (CORNER)	33 FT	67 FT	NO CHANGE
MIN. HABITABLE GROUND FLOOR AREA	600 SF (2 ST)	1,793 SF	NO CHANGE
MAX. BLDG. HT. - GABLE (RIDGE / EAVES)	35 FT / 26 FT	±27 FT / ±20 FT	NO CHANGE
MAX. BLDG. STORIES	2.5 ST	2.5 ST	NO CHANGE
MAX. LOT COVERAGE	5,502 SF	4,796 SF	NO CHANGE
MAX. BUILDING COVERAGE	2,591 SF	2,669 SF	NO CHANGE
MAX. HABITABLE FLOOR AREA	3,500 SF	3,845 SF	4,271 SF





3
Z2 ENLARGED PARTIAL 2nd FLOOR PLAN
3/8" = 1'-0"

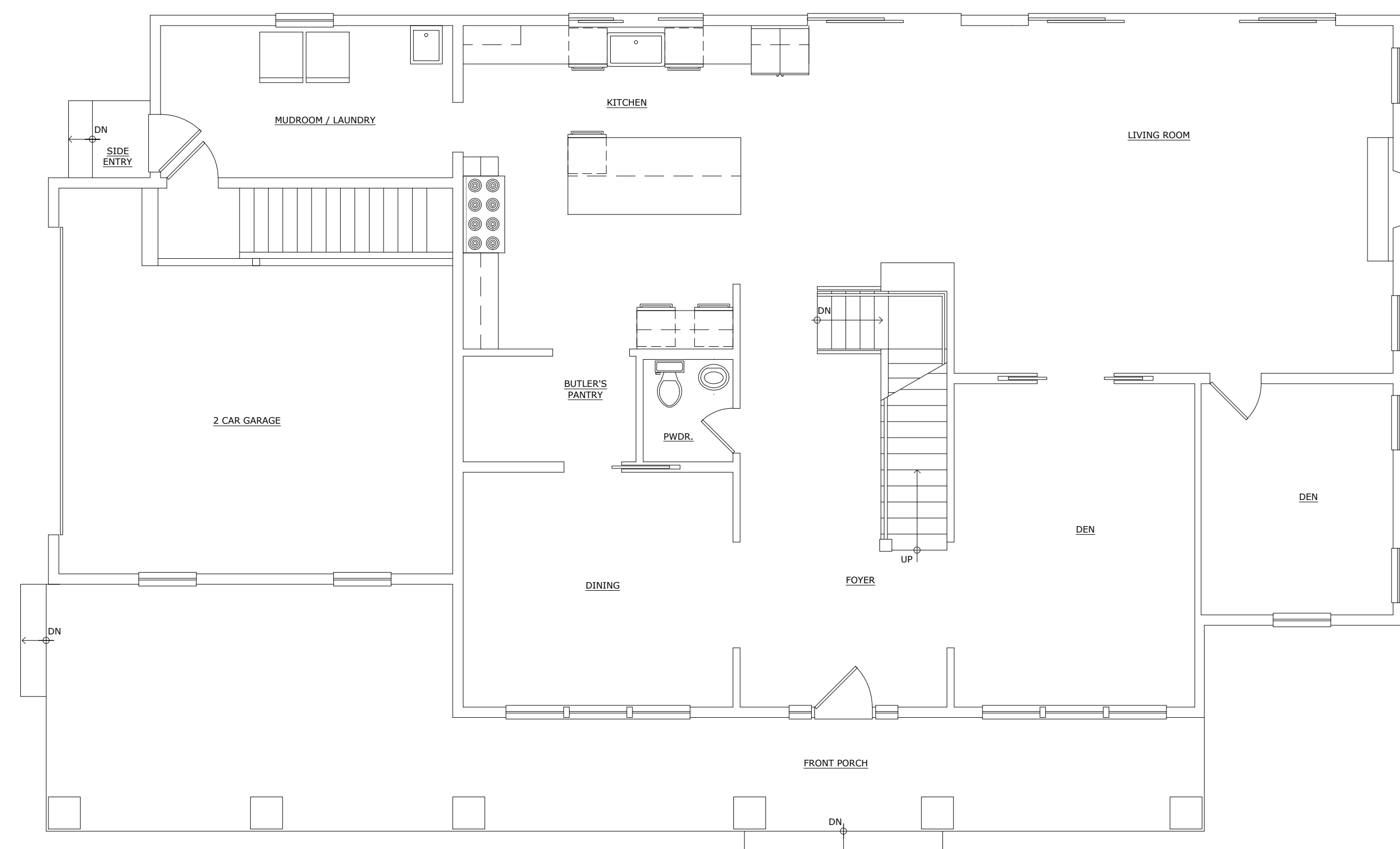
AREA OF PROPOSED WORK
(SEE 3 / Z2)



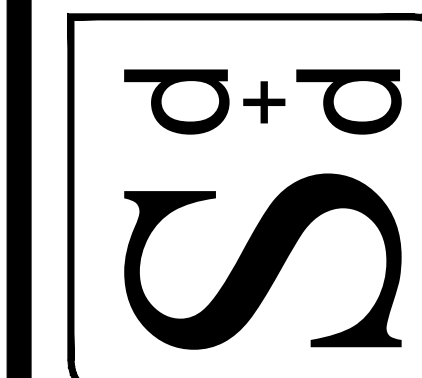
2
Z2 EXISTING 2nd FLOOR PLAN
3/16" = 1'-0"



A
Z2 VIEW FROM FRONT LEFT CORNER
NOT TO SCALE



1
Z2 EXISTING 1st FLOOR PLAN
3/16" = 1'-0"



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