



Borough of Rumson
 BOROUGH HALL
 80 East River Road
 Rumson, New Jersey 07760-1689
 rumsonnj.gov

DENIED

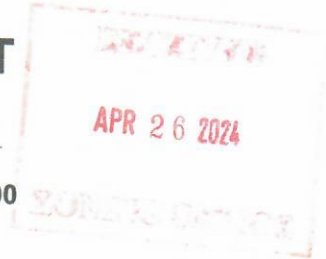
Marie DeSoucey
 Land Use & Development Official
 office 732.842.3022
 mdesoucey@rumsonnj.gov

LAND USE & DEVELOPMENT PERMIT

Date: 4/26/24

Fee: \$ 50

Check # 376



ALL RESIDENTIAL APPLICATIONS \$50

ALL COMMERCIAL APPLICATIONS \$100

Checks shall be made payable to: Borough of Rumson.

With this application you are required to submit one (1) copy of a current survey/plot plan/site plan and one (1) set of architectural plans. Surveys must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys *must* be prepared by a land surveyor (signed/sealed). Architectural plans must show Zoning data existing and proposed setbacks (Schedule 5-1), Building Height (Schedule 5-2), Lot Coverage and Building Coverage (Schedule 5-4) and Floor Area (Schedule 5-3).

ALL APPLICATIONS MUST INCLUDE A PLAN(S), SURVEY AND/OR SKETCH. SUBMIT ALL PDF'S TO MDESOUCEY@RUMSONNJ.GOV UPON SUBMISSION OF THE LAND USE & DEVELOPMENT PERMIT.

PLEASE CONFIRM A DIGITAL COPY HAS BEEN PROVIDED UPON SUBMISSION.

ALL FLOOD ZONE APPLICATIONS MUST BE ACCOMPANIED WITH AN ELEVATION CERTIFICATE

- ** Pools require a fence. Please indicate type, height, and area of fence and location of filter/heater.
- *** Air Conditioner Units: Please indicate proposed location & provide specifications which show the height. Generators: Please indicate proposed location & provide specifications which show that the unit has a Critical Muffler & Sound Attenuation Enclosure. These must be screened from neighboring properties and the street.

(Please Print Clearly)

1. Location of property for which Permit is desired:
 Street Address: 12 WASHINGTON AVE. Block: 141 Lot 10 Zone: R-5
2. Applicant's Name: ELISA WALLING Address: 12 WASHINGTON AVE., RUMSON, NJ
 Email elisawalling@gmail.com Tel. 518-965-4558
3. Property Owner's Name: SAME AS ABOVE Address: _____
 Email _____ Tel. _____
4. Description of Work: SINGLE FAMILY RESIDENTIAL: DEMOLISH EXISTING DECK, PAVING, GARAGE AND DRIVEWAY; IN ORDER TO CONSTRUCT A 1 STORY ADDITION, LANDING/STEPS, PATIO, FENCE, AIR CONDITIONER UNITS, WALKWAY, DRIVEWAY, AND DETACHED 2 CAR GARAGE.

Has the above premises been the subject of any prior application to the Planning Board/ Zoning Board of Adjustment?

Yes ___ No If yes, state date: _____ (Submit a copy of the Resolution)

Board: _____ Resolution # (if any): _____

Applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All Zoning Permits will be granted or denied within ten (10) business days from the date of complete application.

Elisa Walling
Signature of Applicant

4/26/2024
Date

ELISA WALLING
Print Applicant's Name

Signature of Owner (if different than applicant)

Date

Print Owner's Name (if different than applicant)

----- **FOR OFFICE USE** -----

Approved _____ Denied

DENIED

COMMENTS:

See Attached Zoning Denial Memo
dated May 20, 2024

Appeals of the Office's determination must be filed within 20 days of the date of issuance to the Planning/Zoning Board as provided by the New Jersey Municipal Land Use Law. *This limitation is not imposed if the applicant is seeking a variance, site plan, or subdivisions.* The Board reserves the right to deem additional information and/or variances required. Approved permits are valid for one (1) year, and may be extended by action of the Zoning Board.

Marie DeSoucey
Marie DeSoucey
Land Use & Development Official

5/20/24
Date



Borough of Rumson
BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

Marie DeSoucey
Land Use & Development Official
office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum - Revised

Date: June 12, 2024

Applicant: Elisa Walling

Address:	12 Washington Avenue	Block	Lot	Zone
	Rumson, NJ 07760	141	10	R-5

Applicant's Request to:

Construct a 218 SF, 1-story addition; new 499 SF 2-car garage with 20' wide driveway to replace 1-car garage and 17' wide drive; new landing/steps and rear 384 SF patio; new walkway to house; replacement/realignment of new 4' open picket fence; and new air conditioner units in (second) front yard setback. Additional work involves removing existing deck and second (paver) driveway.

Was **denied** for the following non-conformities:

Borough of Rumson Ordinances/Development Regulations Schedule 5-1 Zoning District Regulations and 22-7.8 Accessory Building & Structures, and 22-7.26 Parking, Garages, Driveways and Stables

1. (Sched 5-1) Rear 1-story addition: Minimum (second) front yard setback of 23', whereas 35' is required. **(New variance required)**
2. (Sched 5-1) Rear 1-story addition: Minimum side yard setback of 4', whereas 8' is required. **(New variance required)**
3. (22-7.8b2) Accessory structure located in (second) front yard setback, 24' proposed, whereas 35' is required. **(New variance required)**
4. (22-7.8h1) Accessory structure ground floor area of 452 s.f., whereas 235 s.f. is existing and 439 s.f. is permitted. **(New variance required)**
5. (22-7.26h) 20' wide proposed driveway whereas, 17' is existing and the permitted maximum driveway width within the front yard (Waterman) setback is 12'. Permitted maximum curb cut is the driveway width + 2'. **(New variance required)**

6. (Sched 5-1) The existing principal dwelling has the following nonconformities that are unchanged by the proposed work:
 - a. Minimum front yard setback (Washington) 16.99', whereas 35' is required.
 - b. Minimum front yard setback (Waterman) 17.65', whereas 35' is required.
 - c. Minimum side yard setback of 2', whereas 8' is required (as per 22-7.7g).

7. (Sched 5-1) The property is an existing nonconforming lot due to:
 - a. Minimum lot area (corner) of 7,500 SF, whereas 8,000 SF is required.
 - b. Minimum lot width of 50 SF, whereas 75 SF is required.
 - c. Minimum lot shape diameter of 9', whereas 33' is required.

The variances identified above were evaluated based on the Survey of Property prepared by Morgan Engineering, LLC, signed & sealed by Frank R. DeSantis, PLS, dated November 5, 2012; Architectural plans by Shissias Design & Development, signed & sealed by Alec P. Shissias, RA, RAL, dated June 7, 2024, no revisions, consisting of two (2) sheets.

If you have any questions or require additional information, please do not hesitate to contact me.


Marie DeSoucey
Land Use & Development Official

Cc: Thomas Rogers, Borough Clerk/Administrator
David M. Marks, P.E., C.M.E., Borough Engineer
Sabine O'Connor, Technical Assistant



Borough of Rumson
 BOROUGH HALL
 80 East River Road
 Rumson, New Jersey 07760-1689
 rumsonnj.gov



APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

ELISA WALLING elisa.walling@gmail.com 518-965-4558
 Name of Applicant Email Phone Number

12 WASHINGTON AVE., RUMSON, NJ 141 10
 Property Address Block Lot

Name of Owner (IF NOT APPLICANT)
A corporation, S-Corp, LLC or LLP MUST be represented by a licensed attorney in the State of New Jersey.

Applicant's Attorney and contact information (if any)

AL SHISSIAS, RA, RIA 856-448-0865 ashissias@gmail.com
 Applicant's Architect and contact information (if any)

Applicant's Engineer and contact information (if any)

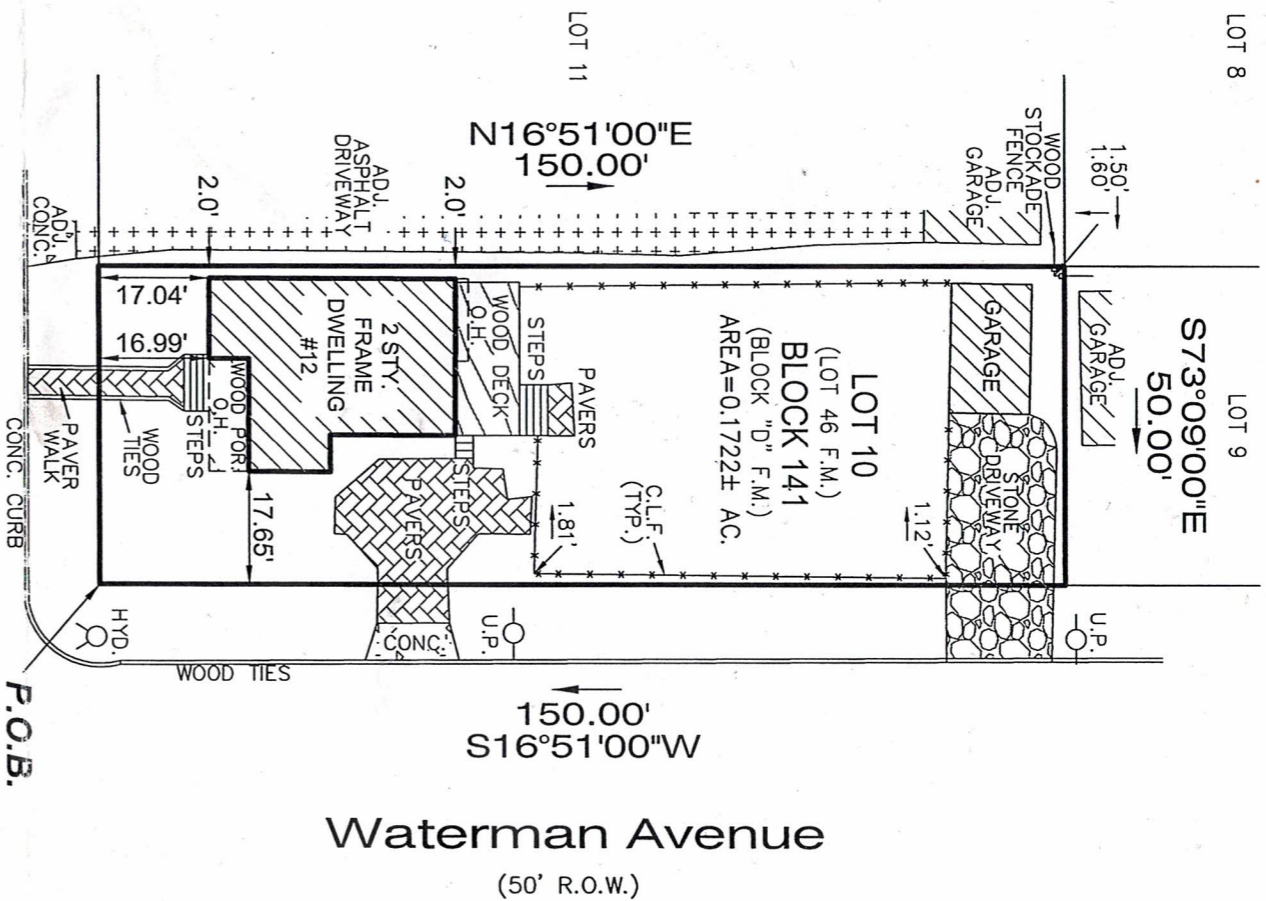
Elisa Walling
 Signature of Applicant or Agent Date

Proposed plan SINGLE FAMILY RESIDENTIAL ; DEMOLISH EXISTING DECK, PAVING, GARAGE, AND DRIVEWAY; IN ORDER TO CONSTRUCT A 1 STORY ADDITION, LANDING/STEPS, PATIO, FENCE, A/C UNITS, WALKWAY, DRIVEWAY AND 2 CAR DETACHED GARAGE.
 Variances requested

- 1) MINIMUM SIDEYARD SETBACK: 8 FT REQUIRED, 2 FT EXISTING TO REMAIN, 4 FT PROPOSED.
- 2) MAXIMUM ACCESSORY STRUCTURE GROUND FLOOR AREA: 439 SQ. FT. PERMITTED, 235 SQ. FT. EXISTING, 452 SQ. FT. ~~PROPOSED~~ PROPOSED.
- 3) MAXIMUM DRIVEWAY WIDTH IN A FRONT YARD: 12 FT PERMITTED, 17 FT EXISTING, 20 FT. PROPOSED.

NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS. ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY, THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.

Filed Map Case No. 71, Sheet 8



Washington Avenue
(50' R.O.W.)

Waterman Avenue
(50' R.O.W.)

PREPARED FOR: **JEFFREY CHARLES WALLING AND ELISA MICHELLE WALLING**

TITLE INSURER: **PROPERTY TRANSFER SERVICES, INC. (PTS-12-37196)**
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

MORTGAGE HOLDER: **FAMILY FIRST FUNDING, LLC,**
its successors and/or assigns, as their interest may appear.

CLOSING ATTORNEY: **ANTHONY P. BUFANO, Esquire**

DEED DESCRIPTION:

BEING KNOWN AND DESIGNATED AS LOT 46 IN BLOCK "D" AS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF CONOVER PARK ON THE RUMSON ROAD, OPPOSITE SEA BRIGHT, N.J." SAID MAP WAS FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON MARCH 1, 1895 AS MAP CASE NO. 71, SHEET 8.

- NOTES:
1. ALSO KNOWN AS LOT 10 IN BLOCK 141 ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF RUMSON.
 2. COMMONLY KNOWN AS 12 WASHINGTON AVENUE, BOROUGH OF RUMSON, COUNTY OF MONMOUTH, NEW JERSEY.

I declare that, to the best of my professional knowledge and belief, this map or plan made on 11/5/12 by me or under my direct supervision is in accordance with the Rules and Regulations promulgated by the STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. This survey does not purport to identify below or above ground encroachments, utilities, services lines or structures, wetlands, or riparian rights. Other dimensions from structures to property lines shown herein are not to be used to reestablish property lines. This survey is subject to a full and accurate title search, subject to restrictions and easements record and/or unrecorded. Property corners have not been set as per contractual agreement (N.J.A.C. 13:40-5.11(d)).

DB 8856 PG 2845



MORGAN ENGINEERING, LLC
ENGINEERING & SURVEYING
P.O. BOX 5232 • TOMS RIVER, N.J. 08754

TEL: 732-270-9690
FAX: 732-270-9691

SURVEY OF PROPERTY

LOT 10

BLOCK 141

BOROUGH OF RUMSON

COUNTY OF MONMOUTH

NEW JERSEY

Frank R. Desantis
FRANK R. DESANTIS

PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 42001

Scale:	Drawn By:	Date:	JOB #	CAD File #	Sheet #
1"=30'	RICH	11/5/12	117-344	T17-344	1 of 0

ZONING CALCULATIONS

LOT COVERAGE			
ALLOWABLE			
0 - 5,000 SF	5,000 SF	x0.475	2,375 SF
5,000 - 10,000 SF	2,500 SF	x0.319	797 SF
			3,172 SF
EXISTING			
RESIDENCE	959 SF	(107 SF - 88 SF / 10% GROUND FLOOR AREA)	
FRONT PORCH	19 SF	(257 SF - 117 SF / DETACHED GARAGE CREDIT)	
DETACHED GARAGE	140 SF		
FRONT STEPS	40 SF		
FRONT WALKWAY	74 SF	EXCLUDED	
REAR DECK & STEPS	121 SF	(297 SF - 176 SF / 20% GROUND FLOOR AREA)	
REAR PATIO	31 SF		
DRIVEWAY #1	420 SF		
DRIVEWAY #2 (REAR)	451 SF		
A/C EQPM	- SF		
TOTAL	2,181 SF		
PROPOSED			
RESIDENCE	1,187 SF	(107 SF - 109 SF / 10% GROUND FLOOR AREA)	
FRONT PORCH	107 SF	(499 SF - 130 SF / DETACHED GARAGE CREDIT)	
DETACHED GARAGE	369 SF		
FRONT STEPS	40 SF		
FRONT WALKWAY	74 SF	EXCLUDED	
REAR LANDING & STEPS	63 SF		
REAR PATIO	55 SF	(384 SF - 329 SF / 30% GROUND FLOOR AREA)	
DRIVEWAY (REAR)	458 SF		
WALKWAY (REAR)	82 SF	EXCLUDED	
A/C EQPM	13 SF		
TOTAL	2,185 SF		
BUILDING COVERAGE			
ALLOWABLE			
0 - 5,000 SF	5,000 SF	x0.233	1,165 SF
5,000 - 10,000 SF	2,500 SF	x0.186	465 SF
			1,630 SF
EXISTING			
RESIDENCE	959 SF	(107 SF - 88 SF / 10% GROUND FLOOR AREA)	
FRONT PORCH	19 SF	(257 SF - 117 SF / DETACHED GARAGE CREDIT)	
DETACHED GARAGE	140 SF		
TOTAL	1,118 SF		
PROPOSED			
RESIDENCE	1,187 SF	(107 SF - 109 SF / 10% GROUND FLOOR AREA)	
FRONT PORCH	107 SF	(499 SF - 130 SF / DETACHED GARAGE CREDIT)	
DETACHED GARAGE	369 SF		
TOTAL	1,556 SF		
HABITABLE FLOOR AREA			
ALLOWABLE			
0 - 5,000 SF	5,000 SF	x0.4	2,000 SF
5,000 - 10,000 SF	2,500 SF	x0.3	750 SF
			2,750 SF
EXISTING			
1st FLOOR	880 SF		
2nd FLOOR	757 SF	(235 SF - 117 SF / DETACHED GARAGE CREDIT)	
GARAGE	118 SF		
TOTAL	1,755 SF		
PROPOSED			
1st FLOOR	1,098 SF		
2nd FLOOR	757 SF	(452 SF - 130 SF / DETACHED GARAGE CREDIT)	
GARAGE	322 SF		
TOTAL	2,177 SF		

ZONING REGULATIONS

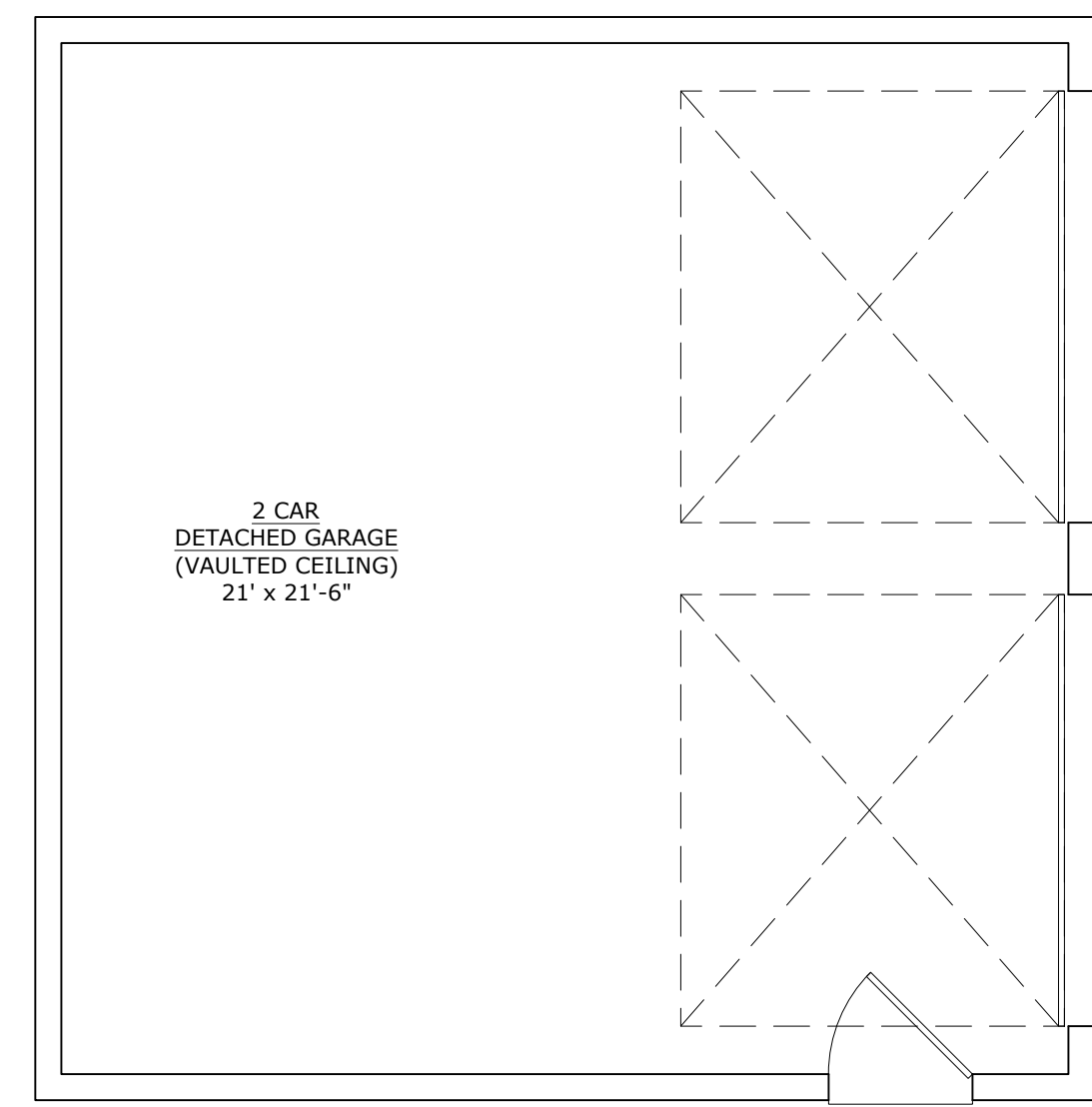
R-5 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)			
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA (CORNER)	8,000 SF	7,500 SF	NO CHANGE
MIN. LOT WIDTH / FRONTAGE (CORNER)	75 FT	50 FT	NO CHANGE
MIN. FRONT YARD SETBACK (WASHINGTON)	35 FT	16.99 FT	NO CHANGE
MIN. FRONT YARD SETBACK (WATERMAN)	35 FT	17.65 FT	NO CHANGE
MIN. SIDE YARD SETBACK / >85% FAR	6 FT / 8 FT	2 FT	NO CHANGE
MIN. REAR YARD SETBACK	45 FT	80.2 FT	75.6 FT
INT. LOT SHAPE - MIN. DJA.	33 FT	9 FT	NO CHANGE
MAX. BLDG. HT. - FLAT (RIDGE / EAVES)	29 FT / 26 FT	27'-6" FT / 22 FT	NO CHANGE
MAX. BLDG. STORIES	2.5 ST	2	NO CHANGE
MIN. HABITABLE GROUND FLOOR (2 ST.)	600 SF	880 SF	1,098 SF
MAX. LOT COVERAGE	3,172 SF	2,181 SF	2,185 SF
MAX. BUILDING COVERAGE	1,630 SF	1,118 SF	1,556 SF
MAX. HABITABLE FLOOR AREA	2,750 SF	1,755 SF	2,177 SF
MIN. PARKING (3 BEDROOM)	2 SPACES	1 SPACE	4 SPACES
ACCESSORY BLDG. (GARAGE)			
SIDE YARD SETBACK	5 FT	2.7 FT	5 FT
REAR YARD SETBACK	5 FT	4.9 FT	5 FT
STORIES / HEIGHT	1 ST / 16 FT	1 ST / ±12 FT	1 ST / 16 FT
MAX. FLOOR AREA BEFORE SETBACKS MUST CONFORM TO PRINCIPAL SETBACKS	500 SF	235 SF	484 SF
MAX. FLOOR AREA AS A % OF PRINCIPAL STRUCTURE FLOOR AREA	40%	26.7%	44%



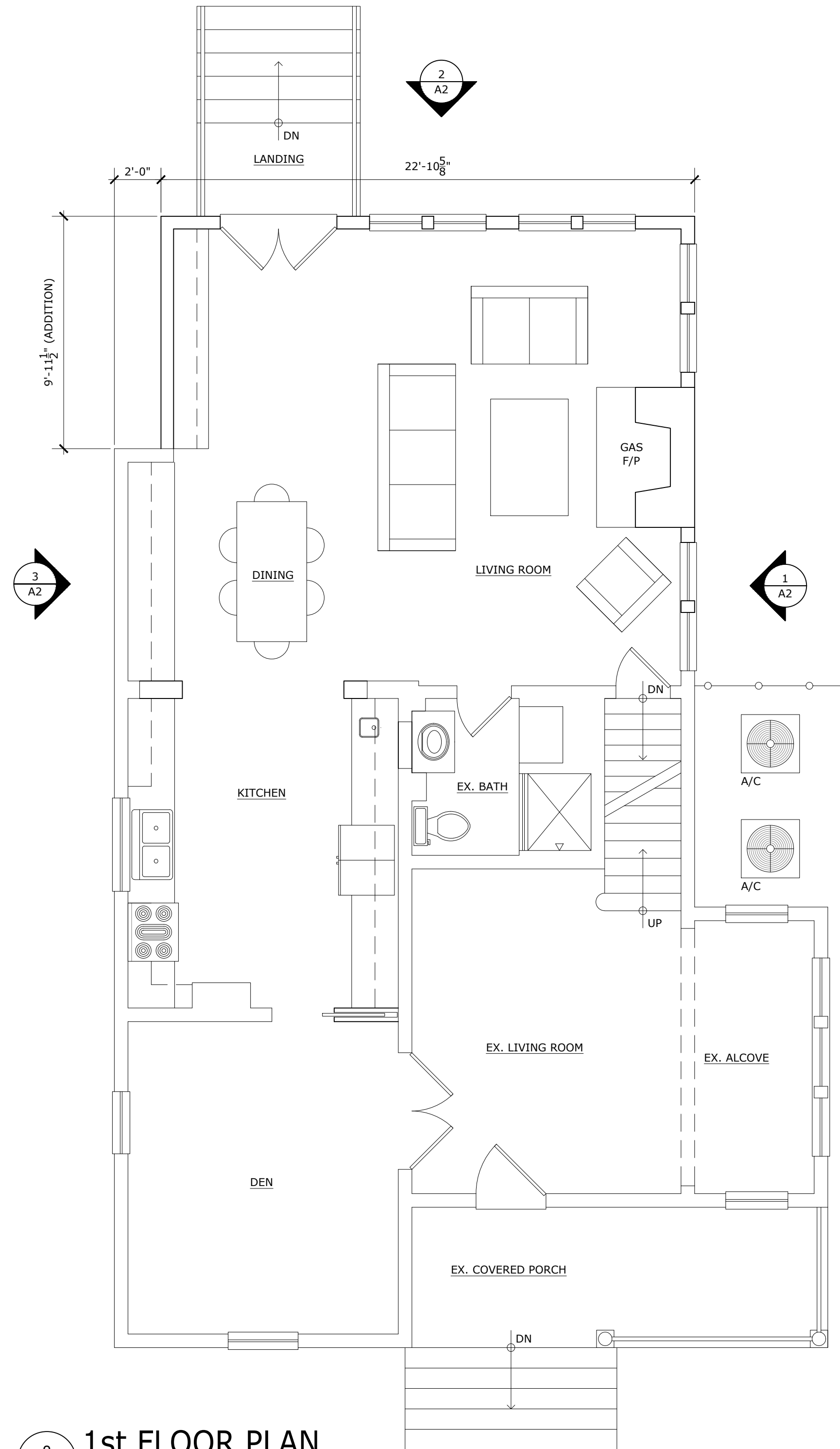
BLACK ALUMINUM OPEN PICKET FENCE



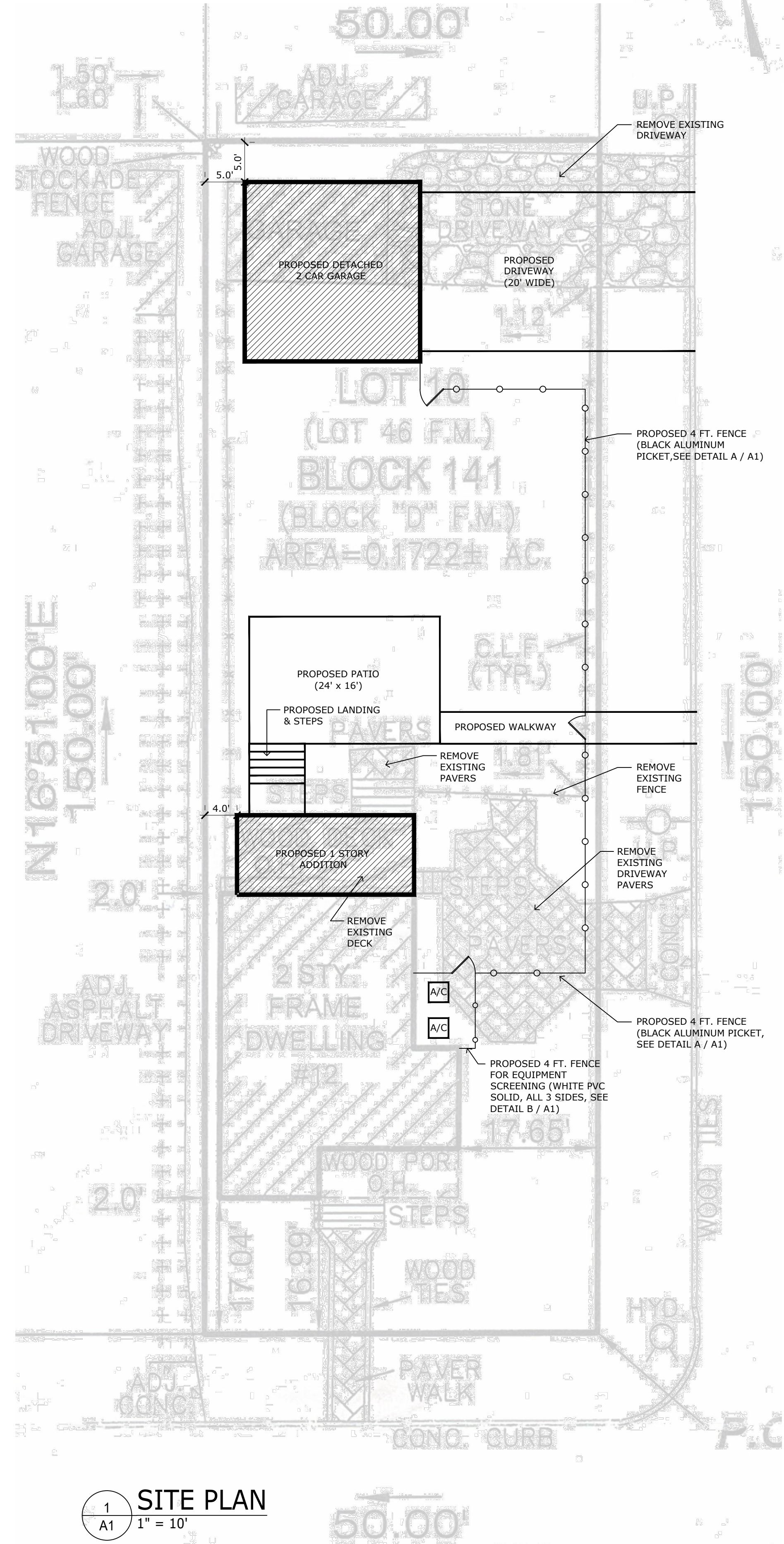
WHITE VINYL SOLID FENCE



3 GARAGE PLAN
1/4" = 1'-0"

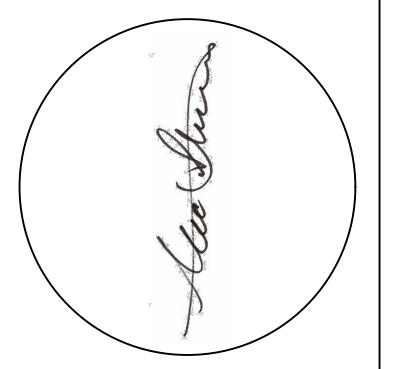
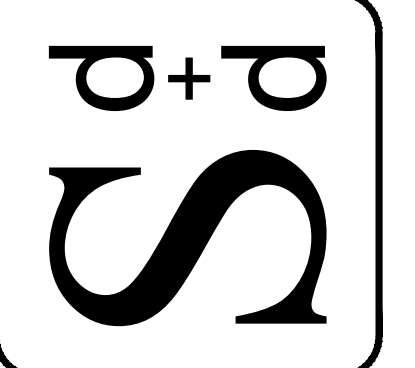


2 1st FLOOR PLAN
1/4" = 1'-0"



1 SITE PLAN
1" = 10'

SHISSIAS
DESIGN + DEVELOPMENT



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ISSUE	REVISIONS

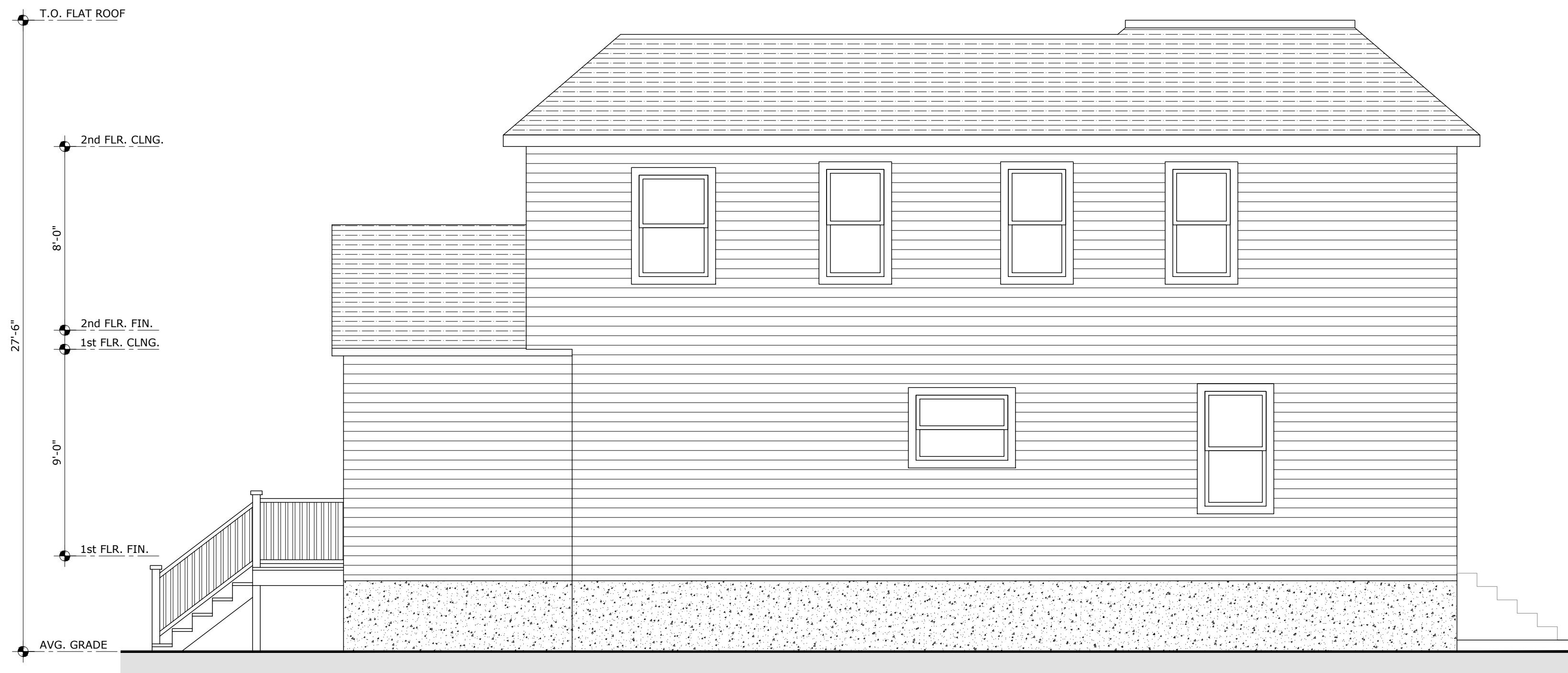
Walling Residence
Residential Addition, Renovation & Garage

12 Washington Ave., Rumson, NJ 07760
Block 141 / Lot 10

Proj. No: 2024.15
Issued For: Zoning Board
Date: 06 / 07 / 2024

ZONING / PLANS

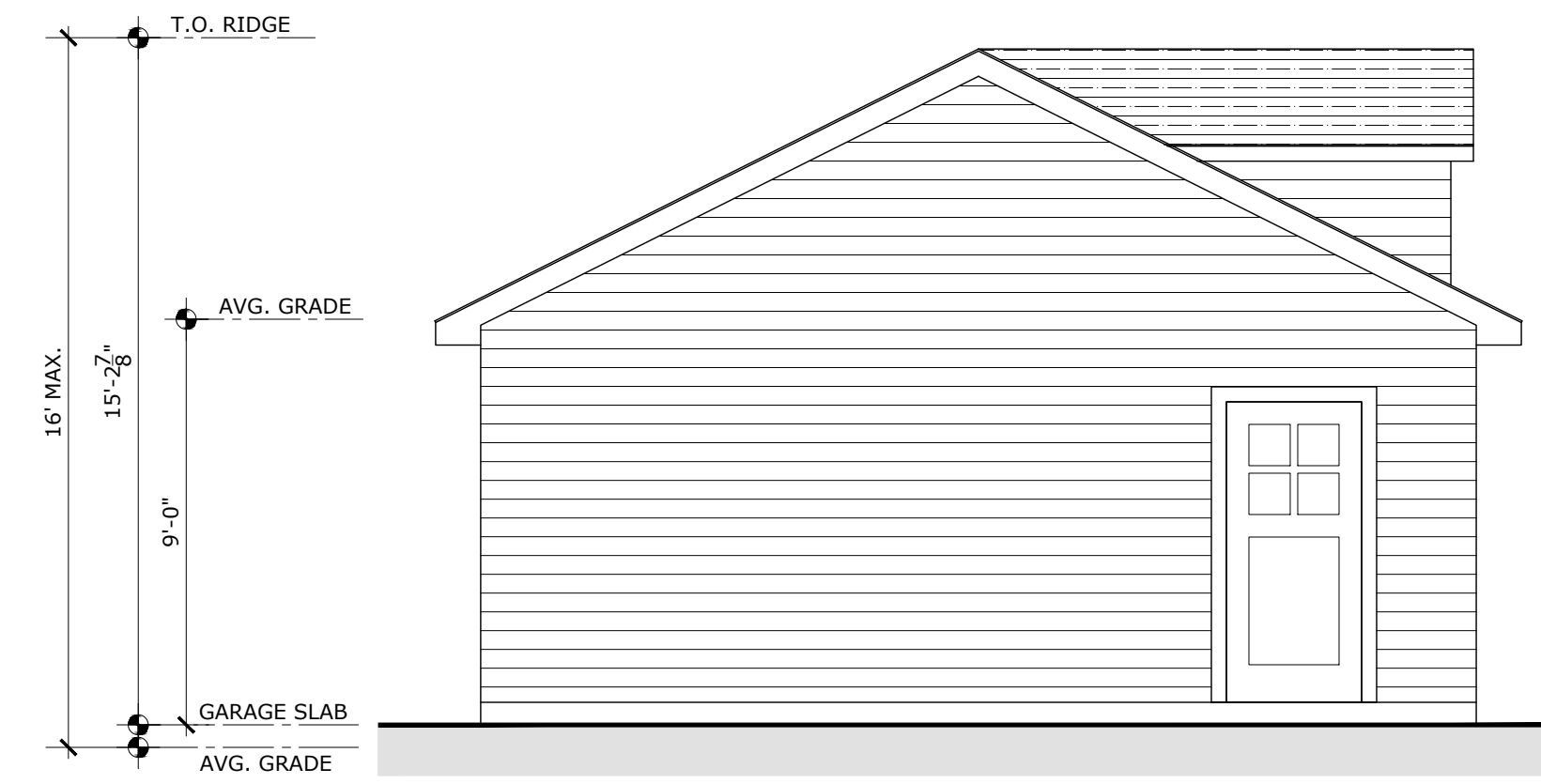
A1



3
A2 LEFT SIDE ELEVATION
1/4" = 1'-0"



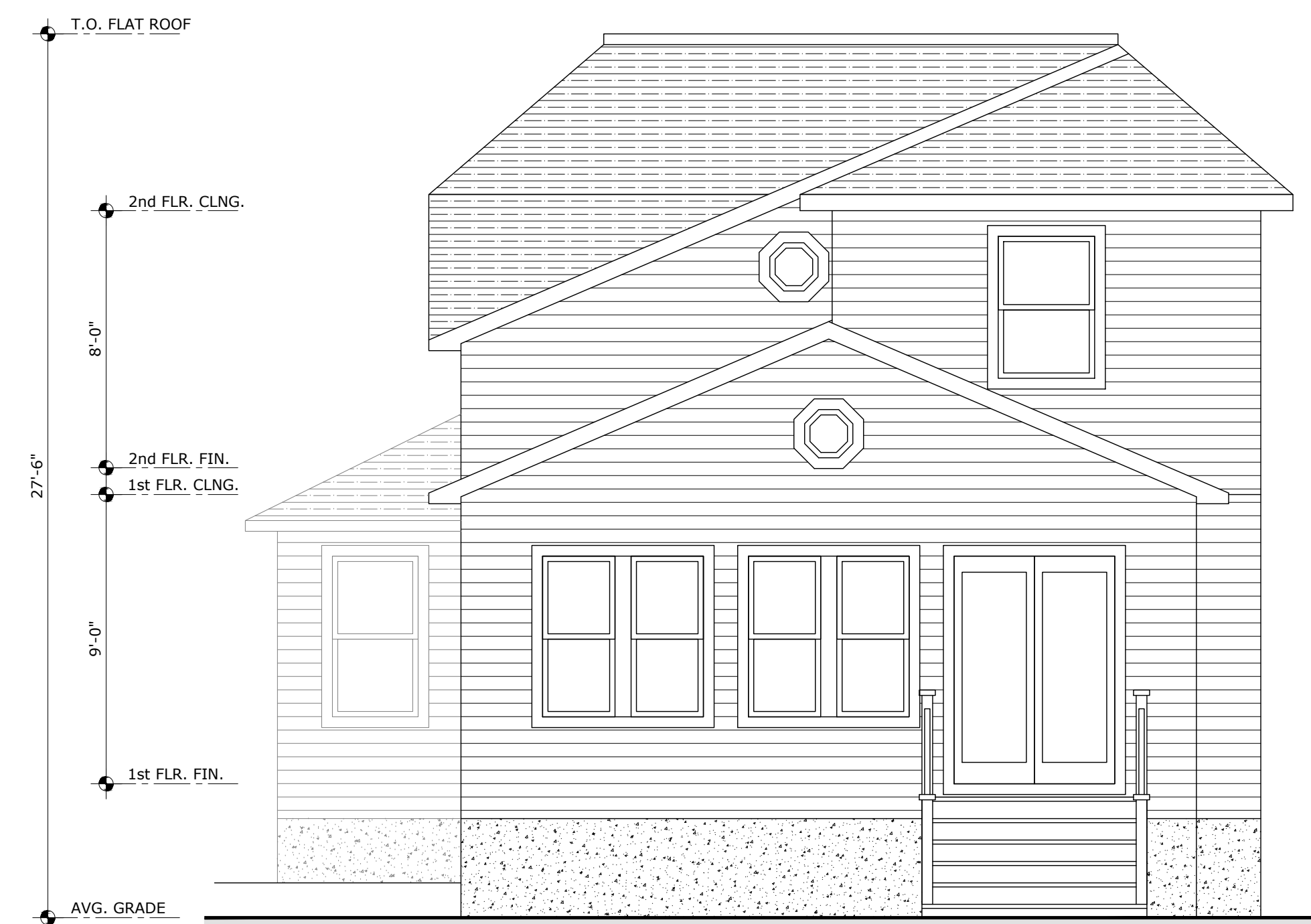
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A2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



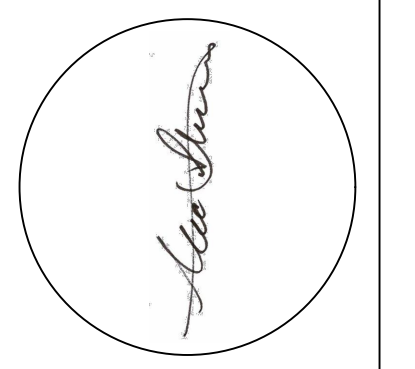
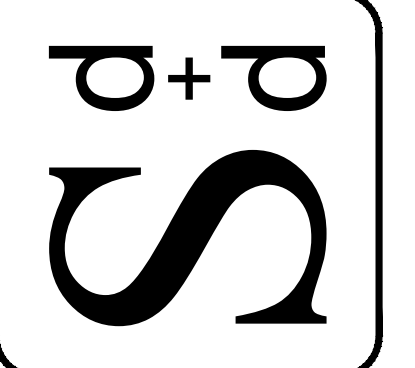
5
A2 GARAGE LEFT SIDE ELEVATION
1/4" = 1'-0"



4
A2 GARAGE FRONT ELEVATION
1/4" = 1'-0"



2
A2 REAR SIDE ELEVATION
1/4" = 1'-0"



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EXTERIOR ELEVATIONS

