



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

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Alejandra Gonzalez gonzala1988@gmail.com 915-740-3358
Name of Applicant Email Phone Number

48 Washington Ave 29 14
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)

Anthony M. Condouris Architect, INC.
Applicant's Architect and contact information (if any)

Applicant's Engineer and contact information (if any)

[Signature]
Signature of Applicant or Agent

11/1/24
Date

Proposed plan propose a new 10' x 23' two story addition onto the existing dwelling
second floor addition over one story 5' x 14' Laundry room and front porch
extension - including interior renovations

Variances requested See attached

		<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Nonconformity</u>
1	Sched 5-1: Lot Shape	34'	34'	32'	New
2	Sched 5-1: FYSB - Principal Dwelling	35'	27.3'	27.3' Main 33.1' Addition	Existing, Intensified
3	Sched 5-1: FYSB - Porch (note 18)	30'	21.5' (17.7' wide)	21.5' (23.7' wide)	Existing, Intensified
4	Sched 5-1: SYSB 2 nd floor addition 2-story addition	8'	5.3' 1 st fl. n/a	5.3' 2 nd fl. 4.3' addition	Existing, Intensified
5	Sched 5-1 (note 11): Distance between adjacent dwellings	18'	12' (14' length, 1-story)	11' (37' length, 2-story)	Existing, Intensified
6	Sched 5-4 Max. Building Coverage	1,499 SF	1,245 SF	1,520 SF (1% over)	New



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

Denial Memorandum

Date: October 21, 2024
Updated Oct 31, 2024 (Arch Plans)

Applicant: Alejandra Gonzalez

Property Address: 48 Washington Street Block Lot Zone
 Rumson, NJ 07760 29 14 R-5

I have reviewed the Land Use & Development Permit application for improvements involving a new 10' x 23' two-story addition onto the existing dwelling, second floor addition over one-story 5' x 14' laundry room, and front porch extension. Other interior renovations are proposed on the second floor to accommodate the new layout.

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

**Borough of Rumson Ordinances/Development Regulations:
 Schedule 5-1 Zoning District Regulations & Schedule 5-4 Max Building Coverage**

		<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Nonconformity</u>
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Supporting documents include:

- Survey of Property prepared by Lakeland Surveying, signed by Jeffrey S. Grunn, PLS, PLS, dated January 29, 2021.
- Architectural Plans prepared, signed & sealed by Anthony M. Condouris, dated October 29, 2024, no revisions, consisting of three sheets.

With regard to the submitted plans, I offer the following comments regarding revisions required prior to being scheduled to go before the Zoning Board of Adjustment:

- Add AC relocation site on the plans.
- Add the existing shed behind the garage to the plans.

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

COAH REQUIRED
DENIED

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

JUL 10 2024

BOROUGH OF RUMSON

LAND USE & DEVELOPMENT PERMIT

Date: 7/10/24 Fee: \$ _____ Check # 120

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: 48 Washington St Block: 29 Lot: 14 Zone: R-5
2. Applicant's Name: Alejandra Gonzalez Address: 48 Washington St
 Email gonzala1988@gmail.com Tel. 915-740-3358
3. Property Owner's Name: Alejandra Gonzalez Address: 48 Washington St
 Email gonzala1988@gmail.com Tel. 915-740-3358
4. Description of Work: Home addition inclusive of new bedroom, bathroom, and laundry room to help accommodate growing family.

Has the above premises been the subject of any prior application to the Planning Board/ Zoning Board of Adjustment?
Yes ___ No X 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.

Aleja
Signature of Applicant

7/10/24
Date

Alejandra Gonzalez
Print Applicant's Name

Aleja
Signature of Owner (if different than applicant)

7/10/24
Date

Alejandra Gonzalez
Print Owner's Name (if different than applicant)

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

Approved _____ Denied X

* See attached Denial Memo

COMMENTS:

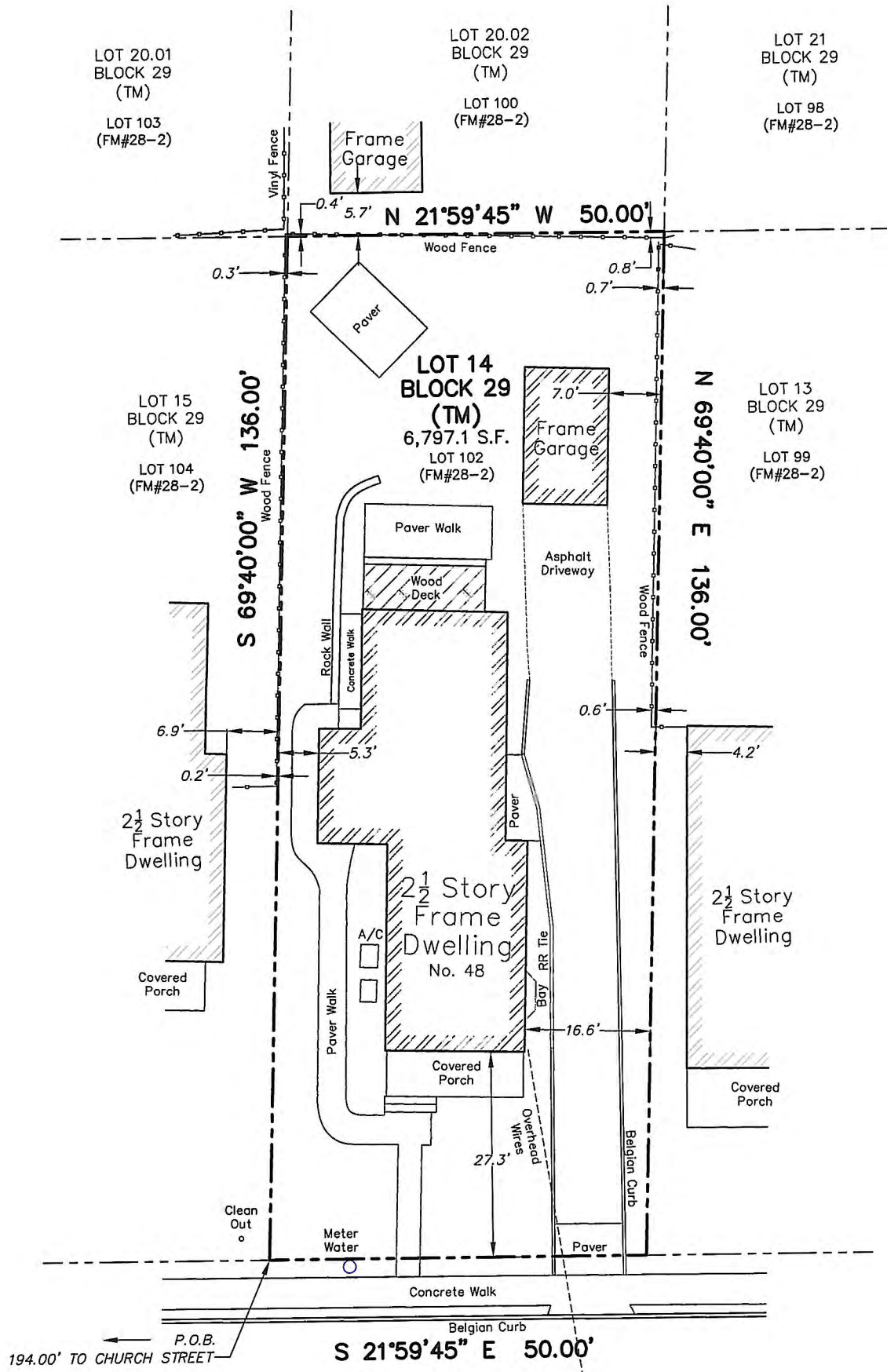
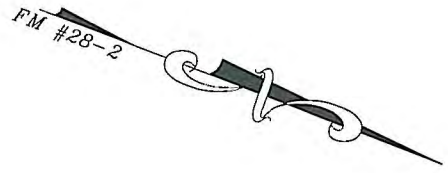
VARIANCE WILL BE REQUIRED FOR FRONT YARD SETBACK AND
SIDE YARD SETBACK ON PROPOSED ADDITION

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.

[Signature]
Marie DeSoucey
Land Use & Development Official

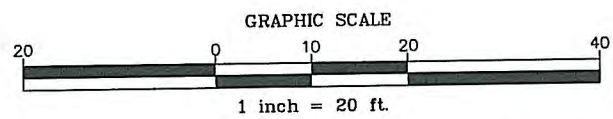
7-16-2024
Date

DAVID MARZ
BOZO ENGINEER & ARCHITECT
ZONING OFFICER



WASHINGTON 45' ROW STREET

This survey certified to:
 Michael Steinberg & Alejandra Gonzalez
 Wells Fargo Bank, N.A., ISAOA/ATIMA
 Two Rivers Title Company, LLC
 Old Republic Title Insurance Company
 Joyce Hilary, Esq



KNOWN AND DESIGNATED as Lot 102 as shown on a certain map entitled, "Map of Valuable Property at Fort Washington, Shrewsbury, Monmouth County, New Jersey" filed in the Monmouth County Clerk's Office on June 27, 1983 as Map No. 28-2.

This survey references:
 Deed Book 8487 Page 3286
 Monmouth County Filed Map No. 28-2
 Survey of Property by Azimuth Land Surveying Co., Inc. dated 07/18/05

Notes:
 Field Survey Performed on 01/26/2021
 Subject to an accurate title search
 Subject to documents of record

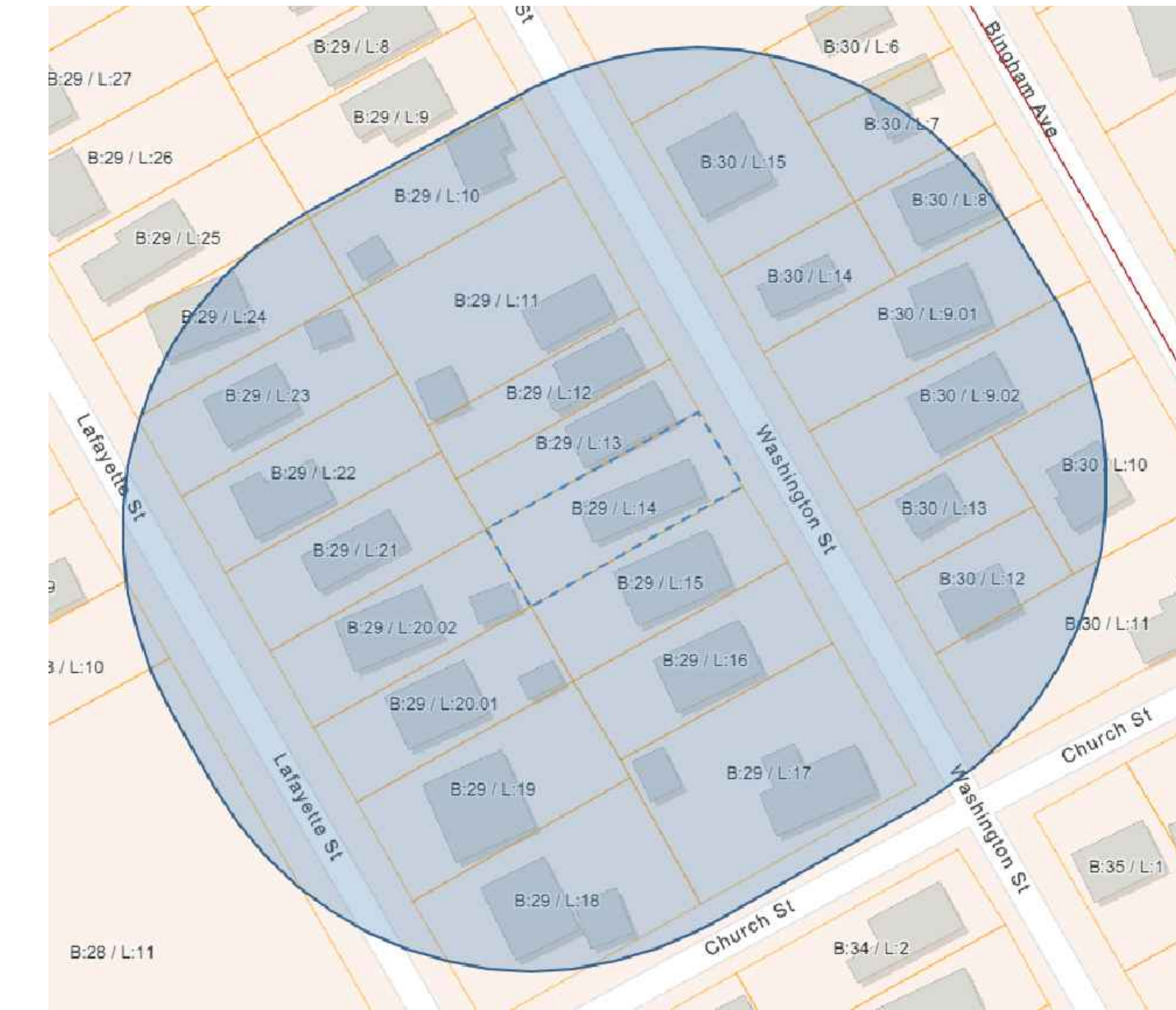
I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferrable. Survey is valid only if print has original raised seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown hereon.

SURVEY OF PROPERTY Tax Lot 14 - Block 29 48 Washington Street, Borough of Rumson Monmouth County, New Jersey			PROJECT NUMBER 210243		Certificate of Authorization #24GA2809000	Marc J. Cifone PROFESSIONAL LAND SURVEYOR	Jeffrey S. Grunn PROFESSIONAL LAND SURVEYOR
FIELD: AAD			REFERENCE NUMBER TRT-2125491		4 West Main Street Rockaway NJ Ph: (973) 625-5670 Fx: (973) 625-4121 www.LakelandSurveying.com	Marc J. Cifone N.J. P.L.S. LIC. No. 24GS04132900 Jeffrey S. Grunn N.J. P.L.S. LIC. No. 24GS04339900	
DWN BY: JES	CHECKED: JSG	DATE 01/29/2021	SCALE 1"=20'				

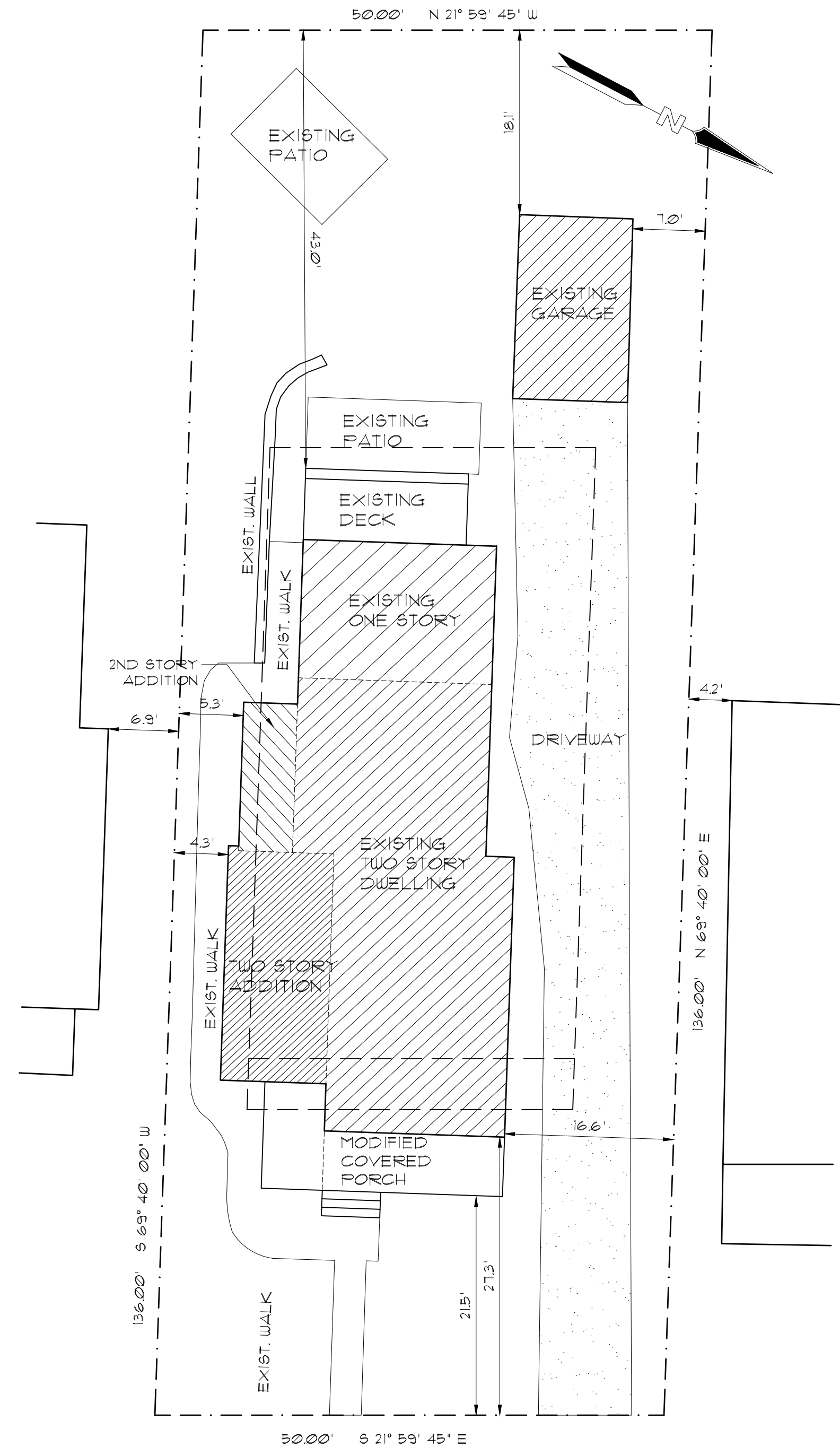
A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L.2003, c.14 (L45:36-3) and N.J.A.C. 13:40-5.1 (d).

proposed additions and renovations for STEINBERG-GONZALEZ

48 WASHINGTON STREET
RUMSON, NEW JERSEY
BLOCK 29 ~ LOT 14



200 FT KEY MAP
SCALE: N.T.S.



WASHINGTON STREET

SITE PLAN

SCALE: 1" = 10'-0"

INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY DONE BY
JEFFREY S. GRINN N.J. P.L.S. LIC. No. 245604132900 OF LAKELAND
SURVEYING, DATED 01/29/21.

FLOOR AREA CALCULATIONS		
	EXISTING	PROPOSED
FIRST FLOOR (INSIDE WALLS)	1,095 SQ. FT.	1,323 SQ. FT.
SECOND FLOOR (INSIDE WALLS)	710 SQ. FT.	1,069 SQ. FT.
GARAGE (INSIDE WALLS)	185 SQ. FT.	185 SQ. FT.
SUB TOTAL	2,050 SQ. FT.	2,511 SQ. FT.
GARAGE CREDIT 95 SF.	-95 SQ. FT.	-95 SQ. FT.
TOTAL FLOOR AREA	1,955 SQ. FT.	2,482 SQ. FT.

BUILDING COVERAGE CALCULATIONS			
	EXISTING	PROPOSED	
HOUSE	1,241 SQ. FT.	1,545 SQ. FT.	
GARAGE	202 SQ. FT.	202 SQ. FT.	
SUB TOTAL	1,449 SQ. FT.	1,747 SQ. FT.	
FRONT PORCH CREDIT (10% OF GROUND FLOOR AREA)	EXIST. 1,095 SQ. FT. 109 SQ. FT. PROP. 1,323 SQ. FT. 132 SQ. FT.	-109 SQ. FT.	-132 SQ. FT.
GARAGE CREDIT 95 SF.		-95 SQ. FT.	-95 SQ. FT.
TOTAL BUILDING COVERAGE	1,245 SQ. FT.	1,520 SQ. FT.	

LOT COVERAGE CALCULATIONS			
	EXISTING	PROPOSED	
HOUSE	1,241 SQ. FT.	1,545 SQ. FT.	
GARAGE	202 SQ. FT.	202 SQ. FT.	
DRIVEWAY	911 SQ. FT.	911 SQ. FT.	
PATIO/ DECKS	346 SQ. FT.	346 SQ. FT.	
WALL	33 SQ. FT.	33 SQ. FT.	
SUB TOTAL	2,793 SQ. FT.	3,097 SQ. FT.	
FRONT PORCH CREDIT (10% OF GROUND FLOOR AREA)	EXIST. 1,095 SQ. FT. 109 SQ. FT. PROP. 1,323 SQ. FT. 132 SQ. FT.	-109 SQ. FT.	-132 SQ. FT.
DECK CREDIT (20% OF GROUND FLOOR AREA)	EXIST. 1,095 SQ. FT. 219 SQ. FT. PROP. 1,323 SQ. FT. 264 SQ. FT.	-219 SQ. FT.	-264 SQ. FT.
GARAGE CREDIT 130 SF.		-95 SQ. FT.	-95 SQ. FT.
TOTAL LOT COVERAGE	2,376 SQ. FT.	2,606 SQ. FT.	

Borough of Rumson Interior Lot

Zone: R-5
Applicant:
Address: 48 WASHINGTON STREET

Date: 11/03/23
Block: 29
Lot: 14

REQUIREMENTS	EXISTING	PROPOSED	COMMENTS	
Minimum Lot Area	6,000 SF.	6,791 SF.	N/C	
Minimum Lot Width/Lot Frontage	50 ft.	50 ft.	N/C	
Interior Lot Shape Circle	34 ft.	COMPLIES	N/C	
Principal Structure	Bldg/Porch	Bldg/Porch	Bldg/Porch	
Front Yard setback	35 ft. 30 ft.	213 ft. 215 ft.	213 ft. 215 ft.	EXISTING NON CONFORMITY EXTENDED, VARIANCE REQUIRED
Minimum Side Yard setback				
One Side	8 ft.	5.3 ft.	4.3 ft.	EXISTING NON CONFORMITY INTENSIFIED, VARIANCE REQUIRED
Total Both Sides	18 ft.	21.9 ft.	20.9 ft.	
Minimum Rear Yard setback	41 ft.	43 ft.	43 ft.	
Building Height				
Ridge	35 ft.	30 ft.	30 ft.	
Eaves	26 ft.	19.8 ft.	19.8 ft.	
Accessory Building				
Minimum Side Yard setback	5 ft.	1 ft.	N/C	
Rear Yard setback	5 ft.	18 ft.	N/C	
Height	16 ft.		N/C	
Accessory Structure				
Minimum Side Yard setback	5 ft.	N/A	N/C	
Minimum Rear Yard setback	5 ft.	N/A	N/C	
Permitted Lot Coverage, Building Coverage Floor Area				
Max. Lot Coverage	2,348 sf.	2,376 sf.	2,606 sf.	
Max. Build Coverage	1,493 sf.	1,245 sf.	1,520 sf.	VARIANCE REQUIRED
Maximum Floor Area	2,539 sf.	1,955 sf.	2,482 sf.	
Floor Area Ratio	0.37	0.281	0.365	

() Increased Side Yard Setback for additional floor area or lot width exceeds minimum required
() 85% of permitted floor area - Side Set Back increase 2 ft. Each Side (Schedule 5-1 note 1b)
() Exceeds Minimum Lot Width (Schedule 5-1 note 1)
Lot Width - Minimum Lot Width: Side Setbacks One Side + Total Both Sides +

() Increased Rear Yard Setback for additional depth
Rear Yard Setback +

() Lot Coverage (Schedule 5-4)
6,791-5,000 + 1,791 + 0.3150 + 51324
51324 + 2,375 + 2,94824

() Building Coverage (Schedule 5-4)
6,791-5,000 + 1,791 + 0.1800 + 33424
33424 + 1,165 + 1,49324

() Floor Area (Schedule 5-3)
6,791-5,000 + 1,791 + 0.3 + 5391
5391 + 2,000 + 2,539

NOTIFY ARCHITECT IMMEDIATELY OF
ANY DISCREPANCIES PRIOR TO THE
START AND COMPLETION OF WORK.

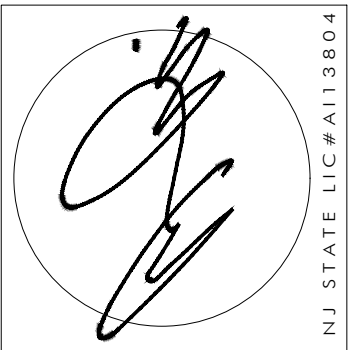


ANTHONY M. COONDOURIS
ARCHITECT
20 BINGHAM AVENUE, RUMSON, NJ 07760
PHONE: 732-842-3800 - FAX: 732-842-7777 - email: info@amcarlchitect.com - WWW.AMCARLCHICT.COM

REVISIONS	DATE

CLIENT: STEINBERG-GONZALEZ
ADDRESS: 48 WASHINGTON STREET
RUMSON, NEW JERSEY
JOB NUMBER: 23-154
BLOCK: 29
LOT: 14

DATE: 10/29/24
DRAWN BY: MB
SHEET NO.: V-1



N.J. STATE LIC #A133804

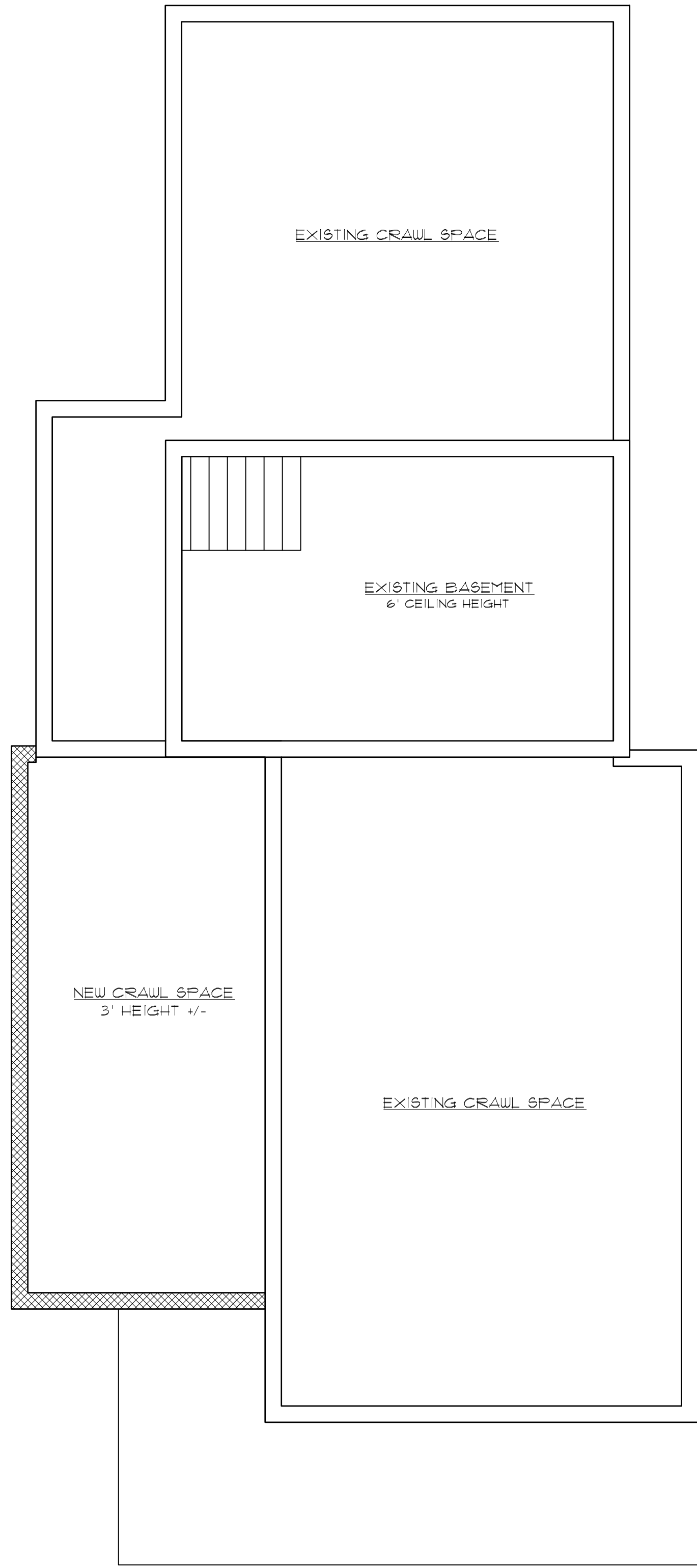
ANTHONY M. CONDOURIS
ARCHITECT
20 BINGHAM AVENUE, RUMSON, NJ 07760
Telephone ~ 732-842-3800 ~ fax 732-842-7777 ~ www.amcatarchitect.com

REVISIONS	DATE

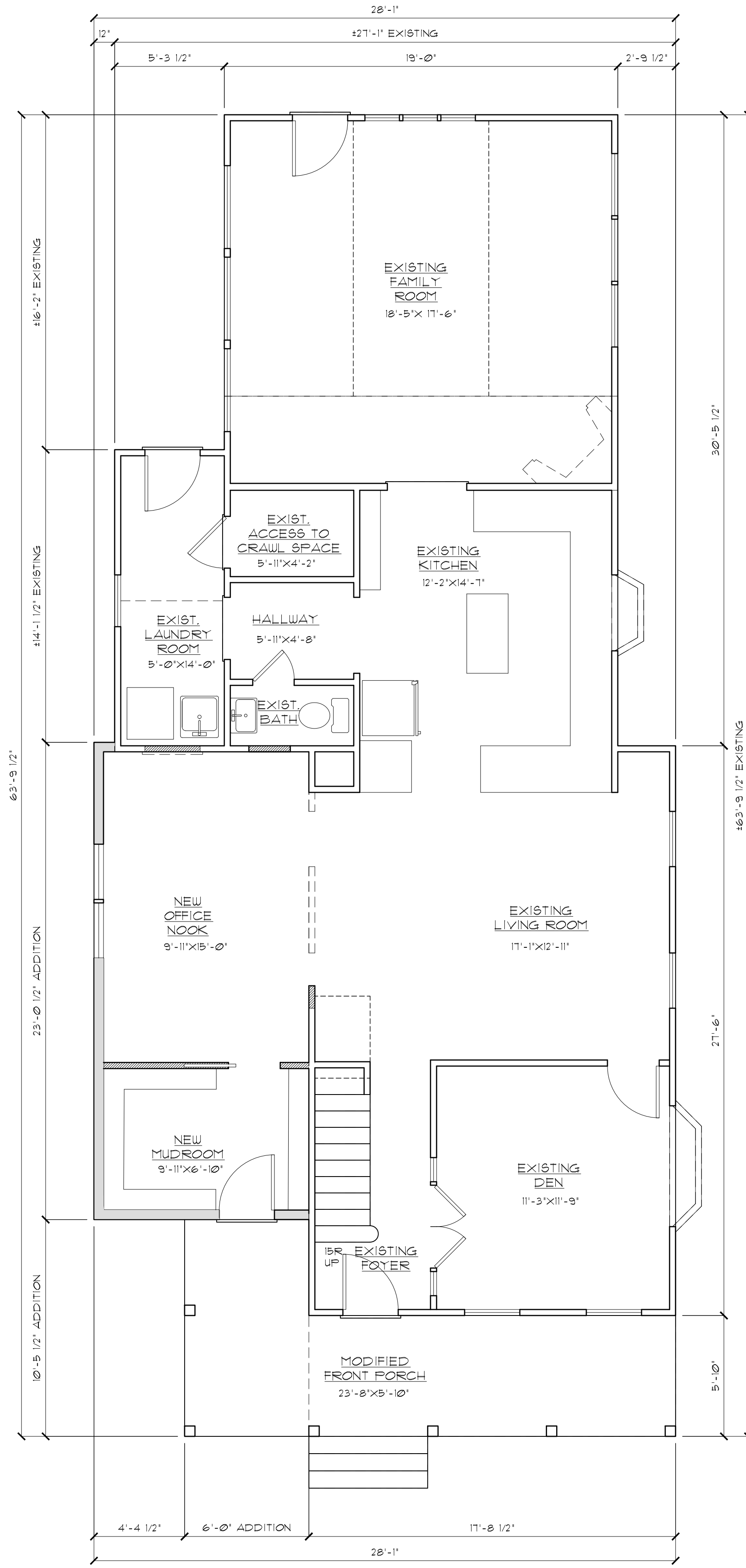
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ADDRESS	48 WASHINGTON STREET RUMSON, NEW JERSEY
JOB NUMBER	23-154
BLOCK	29
LOT	14

DATE	10/29/24
DRAWN BY	MB
SHEET NO.	V-2

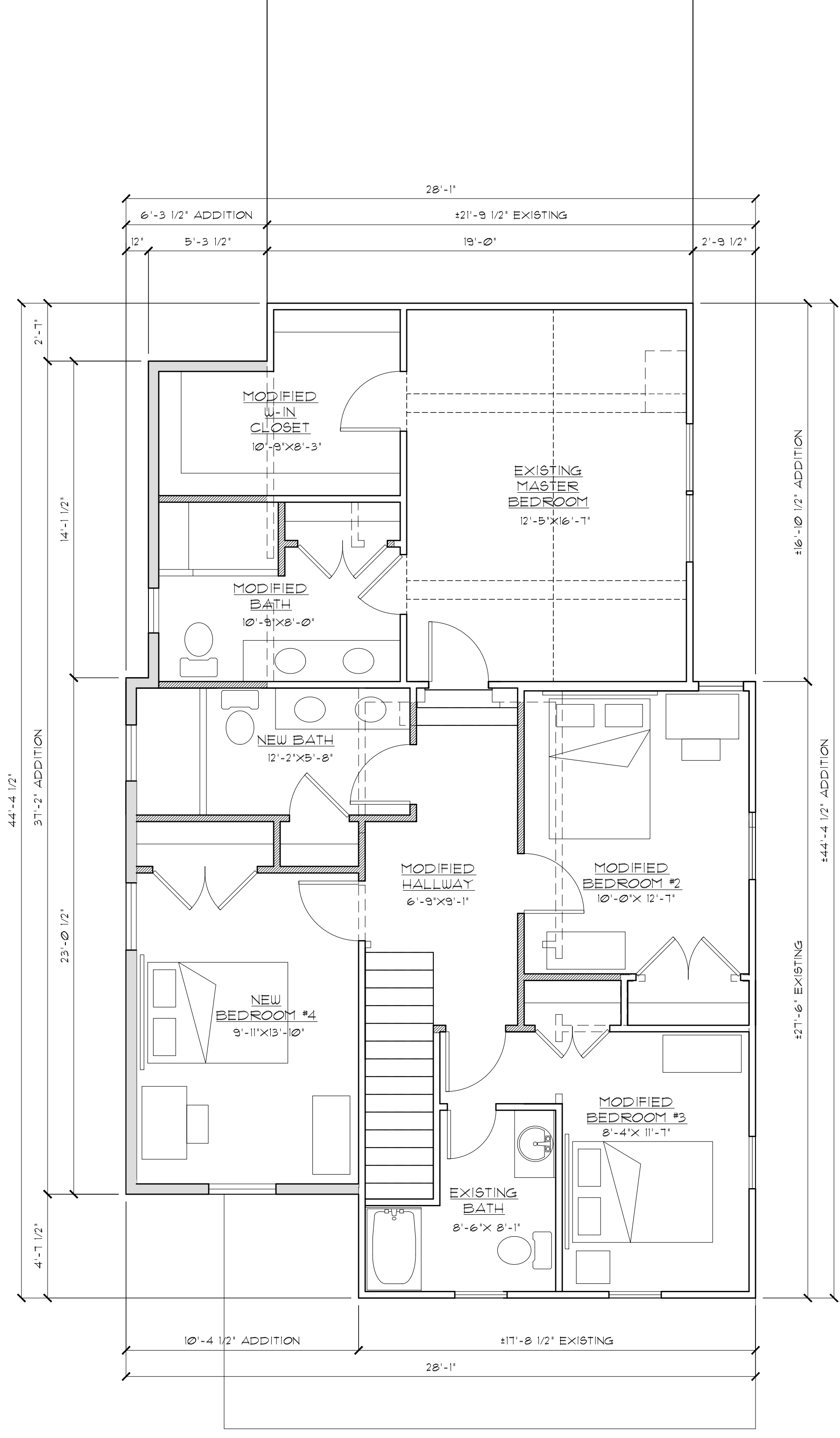
NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



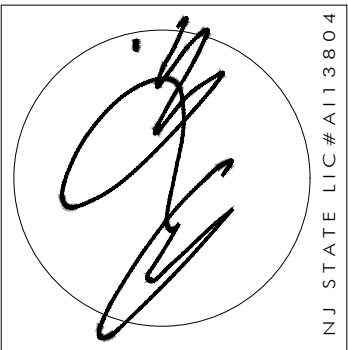
BASEMENT/CRAWLSPACE PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



N.J. STATE LIC # A13804

A N T H O N Y M. C O N D O U R I S
A R C H I T E C T
2 0 B I N G H A M A V E N U E , R U M S O N N J 0 7 7 6 0
t e l e p h o n e ~ 7 3 2 - 8 4 2 - 3 8 0 0 ~ f a x 7 3 2 - 8 4 2 - 7 7 7 7 ~ w w w . a m c a r c h i t e c t . c o m



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	DATE

CLIENT	STEINBERG-GONZALEZ
ADDRESS	48 WASHINGTON STREET RUMSON NEW JERSEY
JOB NUMBER	23-154
BLOCK	29
LOT	14

DATE	10/29/24
DRAWN BY	MB
SHEET NO.	V-3

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.