



BOROUGH OF RUMSON

80 EAST RIVER ROAD RUMSON, NEW JERSEY 07760
(732)842-3300 • FAX (732)219-0714

Frederick J. André
Zoning Officer
Tel: 732-842-3022
Email: fandre@rumsonnj.gov

September 23, 2020

RUMSON ZONING BOARD OF ADJUSTMENT
& BERNARD REILLY, ESQ.

APPLICANT: Brian & Lynne Barton

ADDRESS: 5 Maplewood Avenue
Rumson, N.J.

| BLOCK | LOT | ZONE |
|-------|-----|------|
| 50 | 11. | R-6 |

APPLICANTS REQUEST TO:

Construct a 14 foot x 19 foot rear deck at the existing premises.

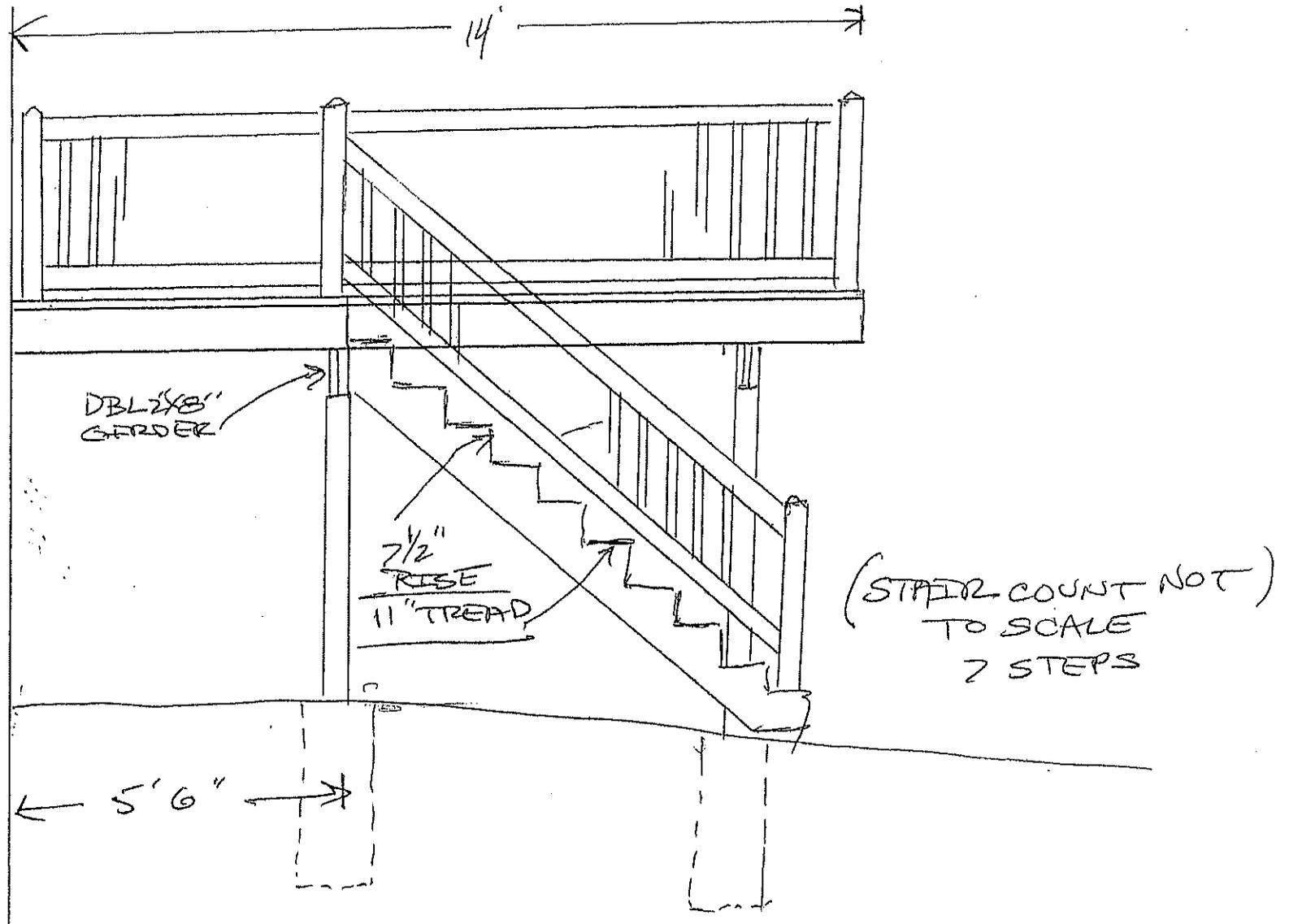
WAS REJECTED FOR THE FOLLOWING NON-CONFORMITIES:

Borough of Rumson Ordinances / Development Regulations Schedule 5-1.

- Minimum Lot Area 5,000 sf. Required; 4,000 sf. Existing.
- Minimum Lot Width and Frontage 50 feet Required; 40 feet Existing.
- Interior Lot Shape 34 feet Required; 24 feet Existing.
- Minimum Side Setback Required one side 8 feet and total sides of 18 feet / Existing one side 5.68 feet and total sides of 143.65 feet.
- Rear Setback 35 feet Required; 34.0 Building Existing and Proposed 20.4 feet Deck.

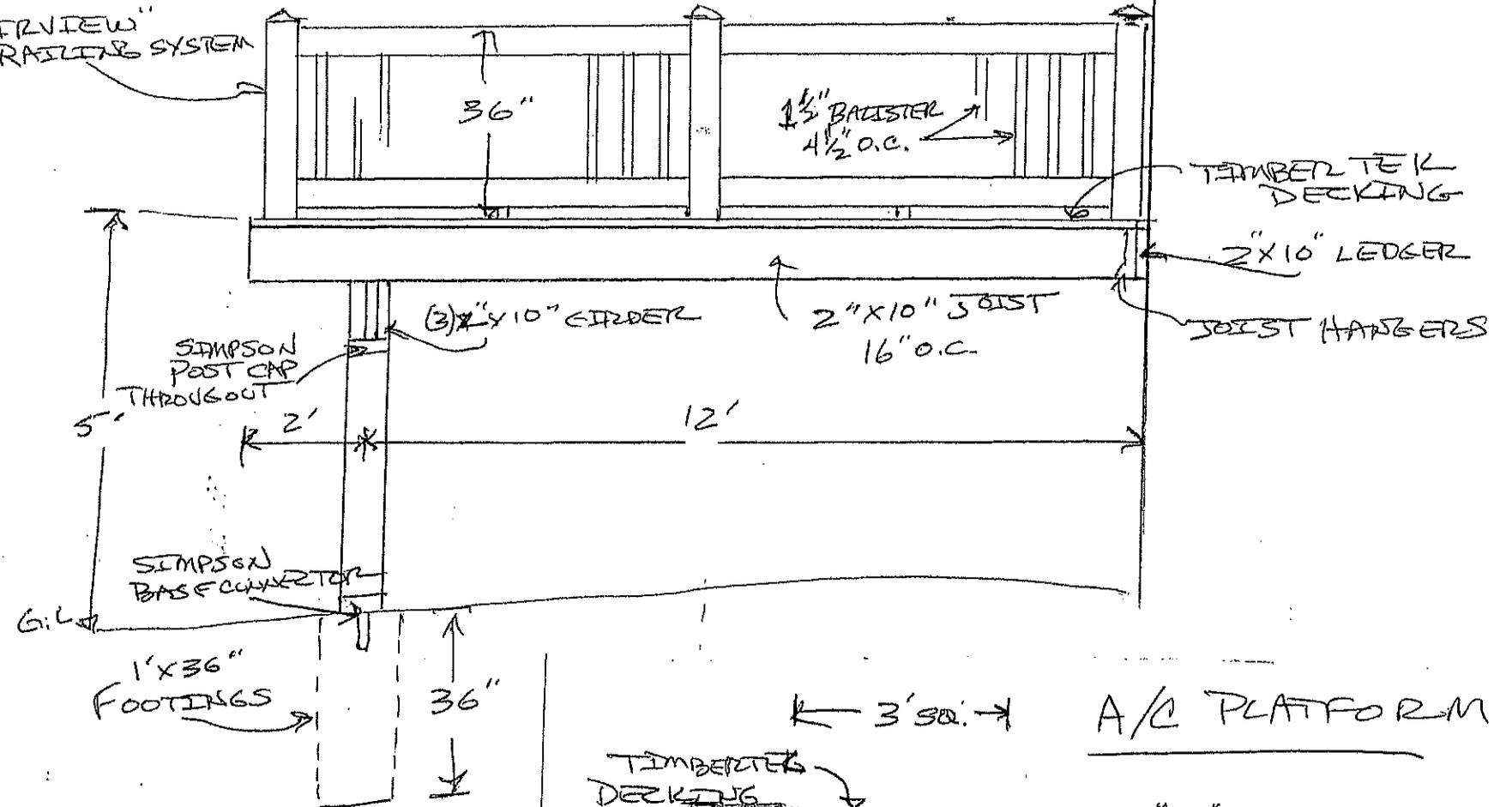
Sincerely,

Frederick J. André
Zoning Officer



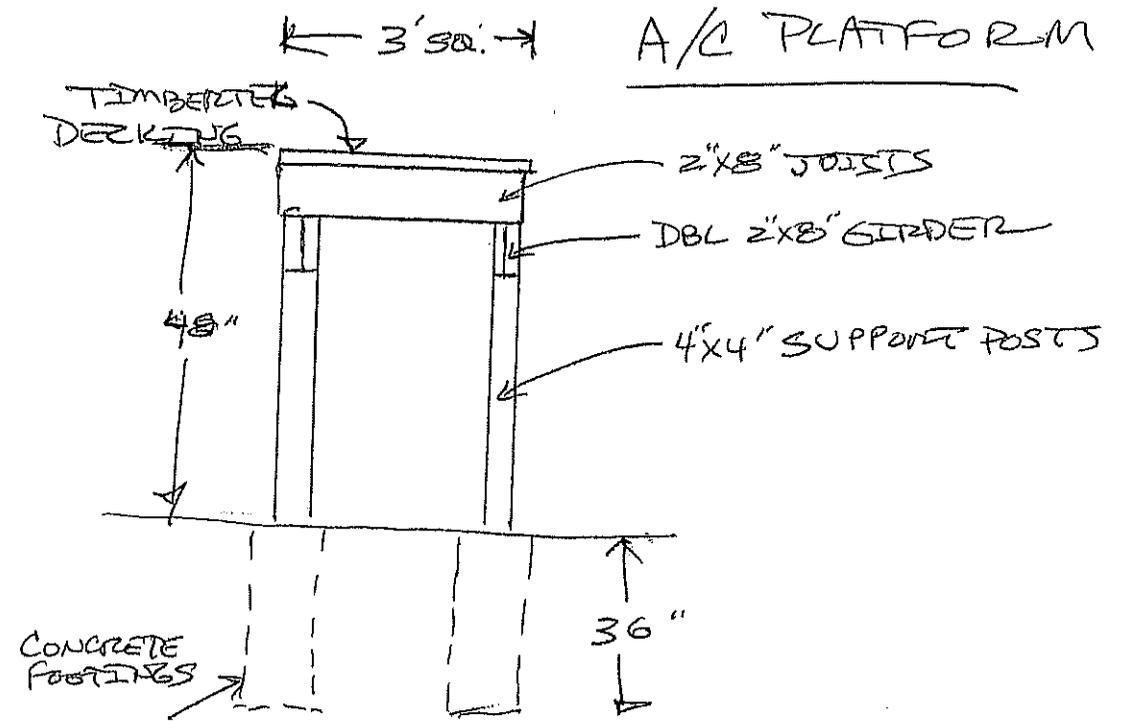
LEFT SIDE
(2 of 4)

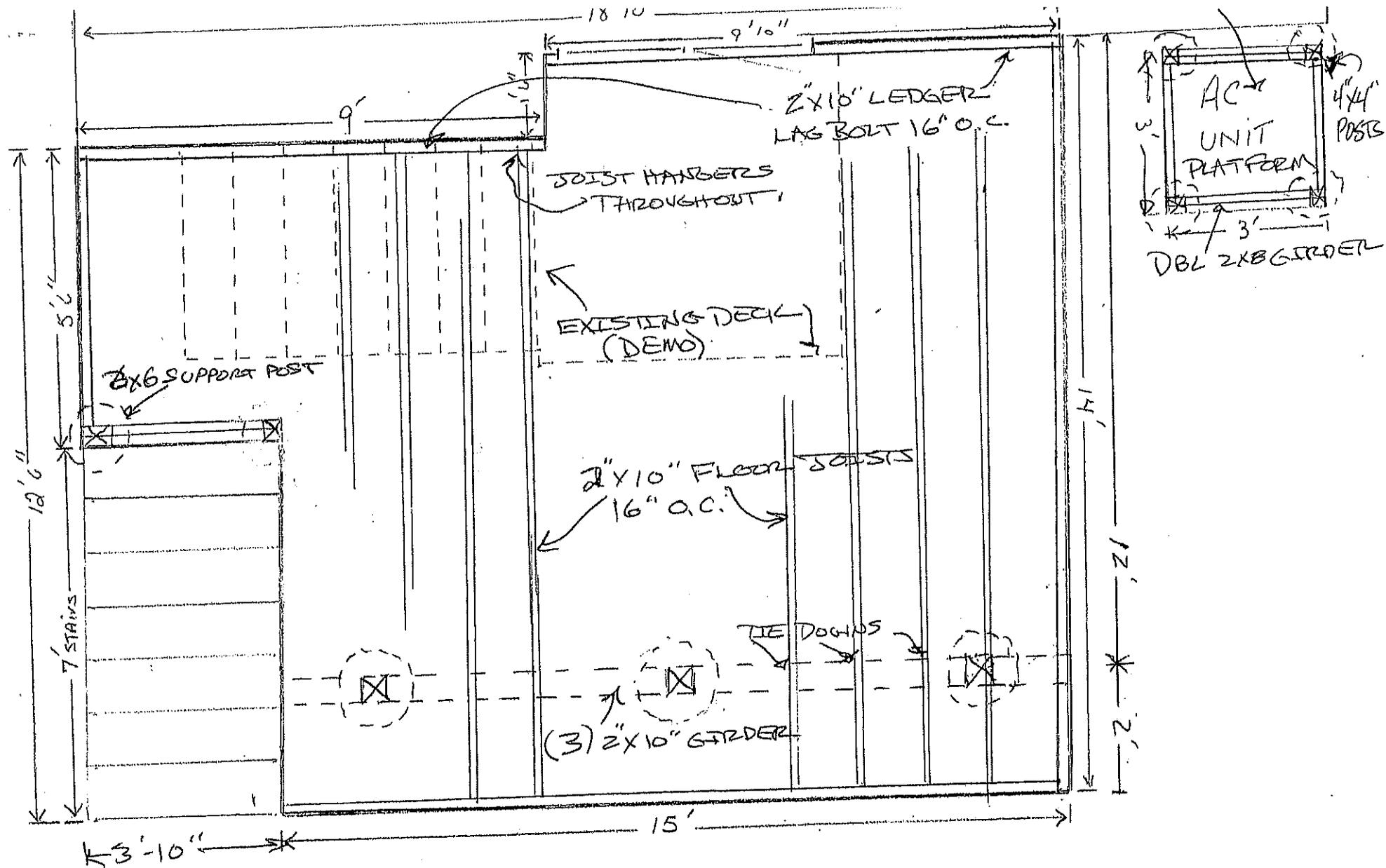
"FAIRVIEW"
VINYL RAILING SYSTEM



RIGHT SIDE

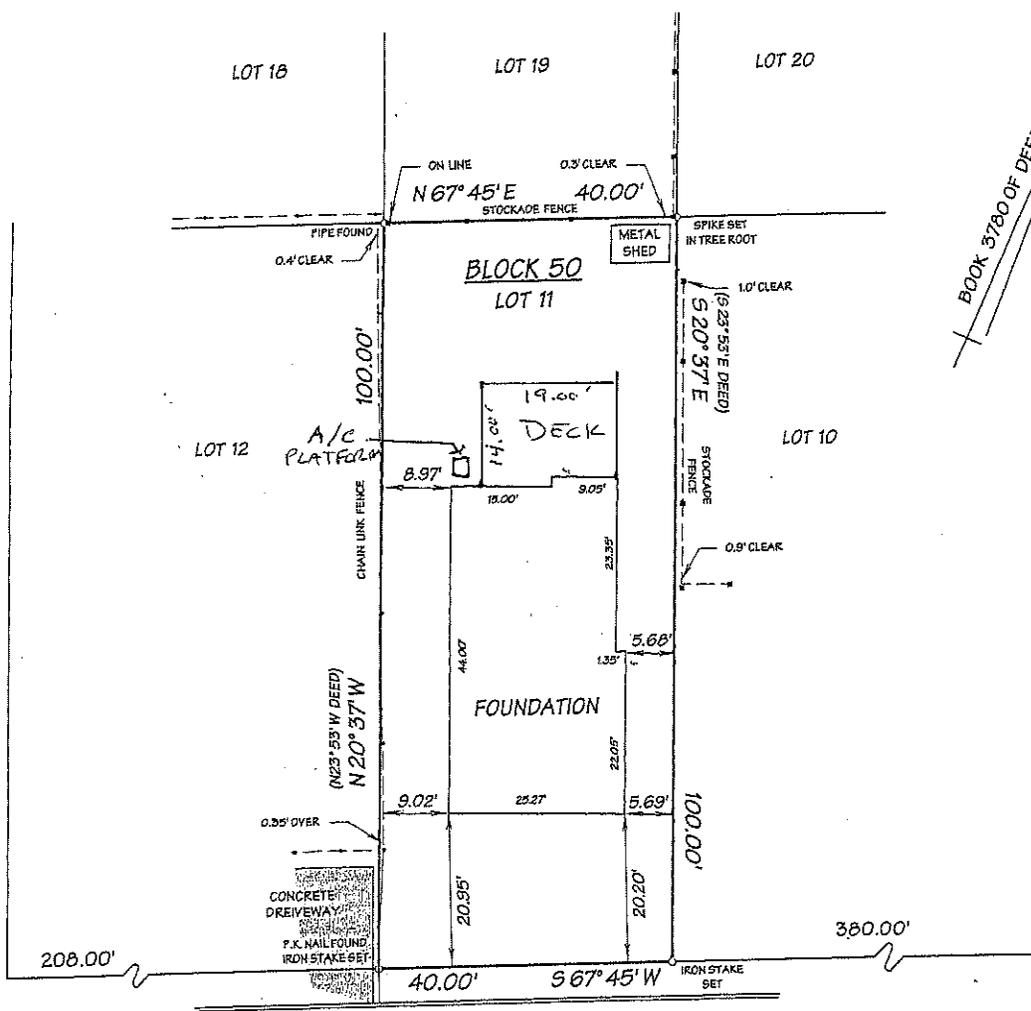
(4 of 4)





PLANS Drawn by: Brian Bartow
 (1 of 4) 5 Maplewood Ave
 Rumson, NJ 07760

RIVER ROAD



BOOK 3780 OF DEEDS PAGE 831

AVENUE OF TWO RIVERS

MAPLEWOOD AVENUE

30' RIGHT OF WAY 20' PAVEMENT

PREMISES KNOWN AS LOT 11 IN BLOCK 50 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF RUMSON.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP IS A RESULT OF A FIELD SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON JUNE 11, 1997 IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS".

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

CERTIFIED TO:



CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

ROGER A. STREVELL
PROFESSIONAL LAND SURVEYOR



MICHAEL J. WILLIAMS
PROFESSIONAL LAND SURVEYOR

PREPARED BY

STREVELL & WILLIAMS LAND SURVEYING

56 MAIN AVENUE, OCEAN GROVE, NEW JERSEY 07756
(732) 988-6440

Roger A. Strevell
ROGER A. STREVELL, L.S., N.J. LIC. NO. 21209

SURVEY OF PROPERTY

5 MAPLEWOOD AVENUE

RUMSON BOROUGH

MONMOUTH COUNTY

NEW JERSEY

JUNE 11, 1997

REVISED NOV. 3, 1999

SCALE 1" = 20'

A-4836

MS-42

9/22

Borough of Rumson Interior Lot

Zone: R-6

Date: 9/23/26

Applicant: BARTON

Address: 5 MAPLEWOOD AVENUE

Block: 50

Lot: 11

| REQUIREMENTS | | EXISTING | | PROPOSED | | COMMENTS |
|--|-------------------|-------------------|-------------------|-------------------|---------|--------------|
| Minimum Lot Area | 5,000 Ac. SF. | 4,000 Ac. SF. | N/C | N/C | Ac. SF. | PRE-EXISTING |
| Minimum Lot Width/Lot Frontage | 40 ft. | 50 ft. | N/C | N/C | ft. | " " |
| Interior Lot Shape Circle | 34 ft. | 24 ft. | N/C | N/C | ft. | " " |
| Principal Structure | Bldg/Porch | Bldg/Porch | Bldg/Porch | Bldg/Porch | | |
| Front Yard Setback | 30 25 ft. | 20.2 N/A ft. | N/C | N/C | ft. | PRE-EXISTING |
| Minimum Side Yard Setback | | | | | | |
| One Side | 8 ft. | 5.68 ft. | N/C | N/C | ft. | PRE-EXISTING |
| Total Both Sides | 18 ft. | 14.65 ft. | N/C | N/C | ft. | " " |
| Minimum Rear Yard Setback | 35 ft. | 34.0 ft. | 23.0 | | ft. | |
| Building Height | | | | | | |
| Ridge | 35 ELY 46 ft. | FLOOD ZONE ft. | | | ft. | |
| Eaves | 26 ELY 37 ft. | ELY 11 ft. | | | ft. | |
| Accessory Building | | | | | | |
| Minimum Side Yard Setback | 5 ft. | 0.5 ft. | N/C | N/C | ft. | PRE-EXISTING |
| Rear Yard Setback | 5 ft. | 0.5 ft. | N/C | N/C | ft. | " " |
| Height | 15 ft. | 10 ft. | N/C | N/C | ft. | |
| Accessory Structure | | | | | | |
| Minimum Side Yard Setback | 5 ft. | N/A ft. | N/C | N/C | ft. | |
| Minimum Rear Yard Setback | 5 ft. | N/A ft. | N/C | N/C | ft. | |
| Permitted Lot Coverage Building Coverage Floor Area | | | | | | |
| Max Lot Coverage | 1,900 S.F. | 871 S.F. | 1,131 | | S.F. | |
| Max Build Coverage | 932 S.F. | 823 S.F. | N/C | | S.F. | |
| Maximum Floor Area | 1,600 S.F. | 1,585 S.F. | N/C | | S.F. | |
| Floor Area Ratio | 0.400 | 0.395 | N/C | | | |

Increased Side Yard Setback for additional floor area or lot width exceeds minimum required

85 % of Permitted Floor Area - Side Setback Increase 2 ft. Each Side (Schedule 5-1, Note 16)

Exceeds Minimum Lot Width (Schedule 5-1, Note 7)

Lot Width - Minimum Lot Width = _____ - _____ = _____

_____ / 5 = _____ X 1.5 = _____

Side Yard Setbacks One Side = 6 + $\frac{1}{3}$ 2 = 8 ^{85% OF FLOOR AREA}

Total Both Sides = 16 + 2 = 18

Increased Rear Yard Setback for additional depth

Rear Yard Setback = _____ ft. or _____ % X _____ lot depth = _____

Lot Coverage (Schedule 5-4) (Eaves- Schedule 5-1, Note 19)

$\frac{4,000}{1,900} - \frac{-}{-} = \frac{4,000}{1,900} * .4750 = 1,900$ S.F. max permitted lot coverage

Building Coverage (Schedule 5-4) (Eaves- Schedule 5-1, Note 19)

$\frac{4,000}{932} - \frac{-}{-} = \frac{4,000}{932} * .2330 = 932$ S.F. max permitted building coverage

Floor Area (Schedule 5-3)

$\frac{4,000}{1,600} - \frac{-}{-} = \frac{4,000}{1,600} * .4000 = 1,600$ S.F. max permitted floor area

| [] Building Height (Schedule 5-2) | PERMITTED | | PROPOSED | |
|------------------------------------|-----------|-------|--------------------|-------|
| | Eaves | Ridge | Eaves | Ridge |
| Existing Grade | | | F.F. Elevation | |
| Ordinance Maximum | | | Bldg Height ft. | |
| Maximum Elevation | | | Proposed Elevation | |