

AGENDA
Zoning Board
Borough of Rumson
February 17, 2015
7:30 P.M.

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The application of **Ryan & Hilary Muldoon**, 36 Warren Street (Block 137, Lot 3, R-5 Zone) for side setback variance relief because of an engineering field error. The new residence was located without the increased two (2□) foot side setback required when the floor area exceeds eighty-five (85%) of the permitted. Variance relief requested for Minimum Side Setback Required one side 8 feet and total of 18 feet / Existing one side 6.4 feet and total of 18.1 feet.

2. The application of **Michael & Yanira Teitelbaum**, 76 Waterman Avenue (Block 139, Lot 20, R-5 Zone) to raze the existing house and detached garage to construct a new single-family residence at existing premises. New residence will be elevated to comply with the required Base Flood Elevation (BFE). The property is currently non-conforming in Interior Lot Shape Required 34 feet; 28 feet Existing. The new construction will create non-conformities in Building Front Setback Required 35 feet; 33.5 feet Proposed, Porch Front Setback Required 30 feet; 25.5 feet Proposed, Side Setback Required 15.5 feet; Deck Setback 9.6 feet Proposed and Rear Setback 35 feet Required; Building 15.6 feet and Deck 19.9 feet Proposed.

ADMINISTRATIVE:

Approval of January 6, 2015 Minutes

Mrs. Patricia Murphy
State Shorthand Reporting Service