



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

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Daniel Karczynski dank210@msn.com 973-214-8159
Name of Applicant Email Phone Number

166 Rumson Rd. 84 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)

Keith Mazurek 732-741-0023

Applicant's Architect and contact information (if any)

Morgan Eng. 732-270-9690

Applicant's Engineer and contact information (if any)

Signature of Applicant or Agent

4/8/25

Date

Proposed plan

Addition to Existing Attached Garage

Variances requested

Expand garage facing
street in R-1 zone



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Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714

mdesoucey@rumsonnj.gov

Denial Memorandum

Date: September 23, 2024

Applicant: Daniel Karczynski

Address: 166 Rumson Road Rumson, NJ 07760	Block 84	Lot 14	Zone R-1 / RSC
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Applicant's Request to:

Rebuild and add-on to existing nonconforming attached garage.

Was denied for the following non-conformities:

Borough of Rumson Ordinances/Development Regulations: Section 7-General Zoning Provisions and Section 9-Improvement Standards

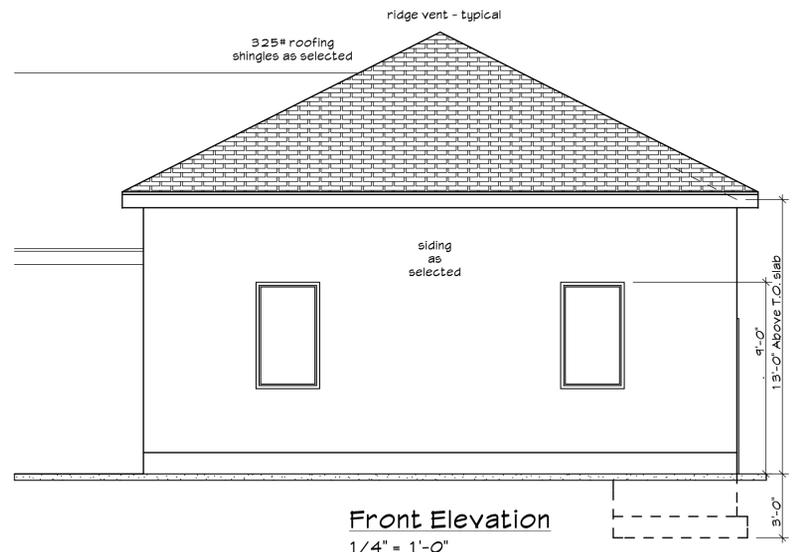
1. (22-7.3a2) No nonconforming building or structure shall be enlarged, extended or increased unless such enlargement is conforming. **(existing nonconformity - intensified)**
2. (22-7.26b) In the R-1 Zone District, garage doors shall be oriented so as not to be visible from a street frontage, river frontage, or public right-of-way. **(existing nonconformity - intensified)**
3. (22-9.2b5-b&c) Parking areas shall not be located in any required front yard. **(existing nonconformity)**

The variances identified above were evaluated based on the Plan for Alteration/Addition, 166 Rumson Road; prepared, signed and sealed by Keith Mazurek, AIA; dated August 27, 2024, consisting of six (6) sheets.

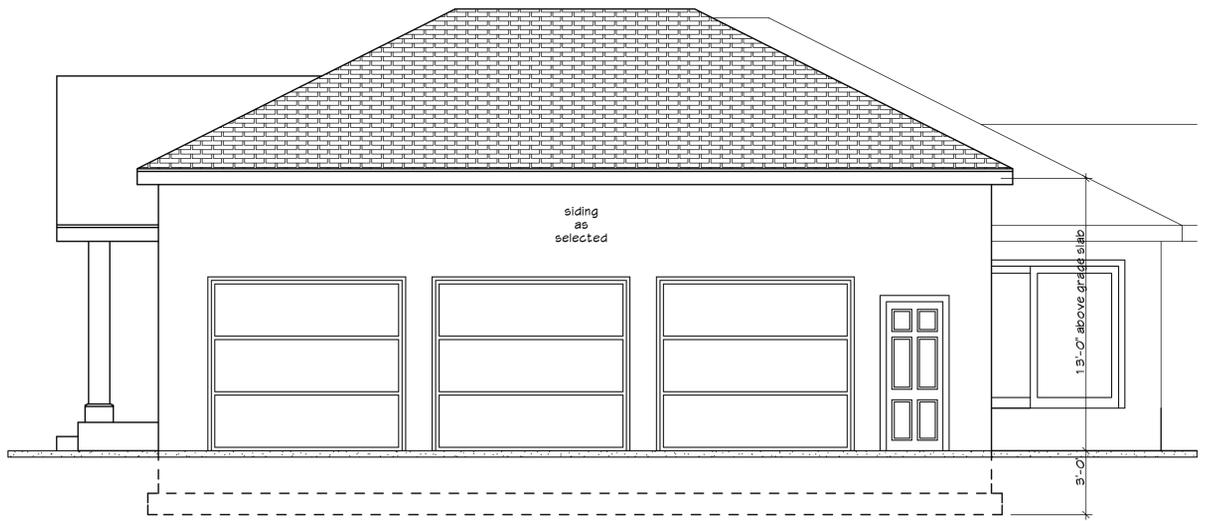
If you have any questions or require additional information, please do not hesitate to contact me.


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



Front Elevation
1/4" = 1'-0"

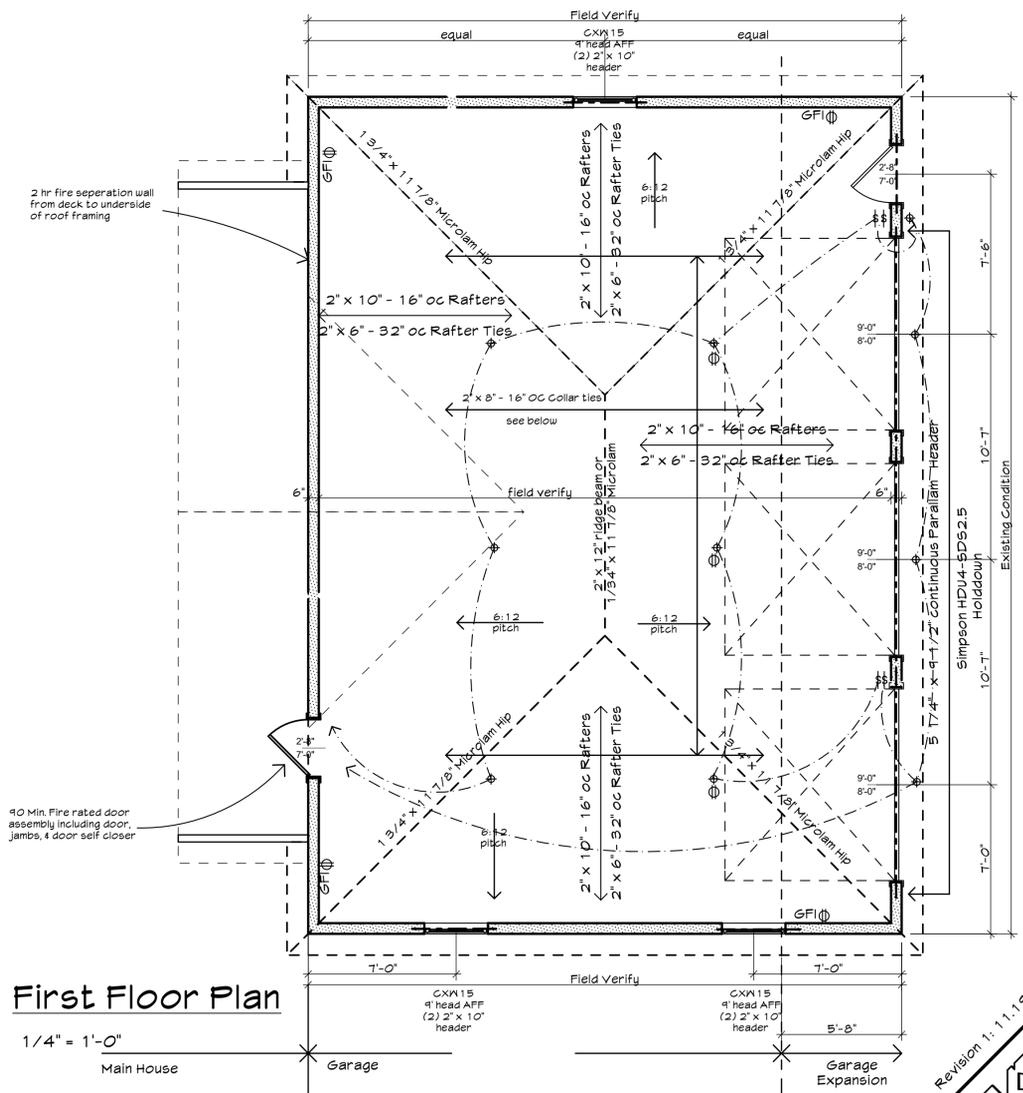


Right Side Elevation
1/4" = 1'-0"

Zoning Schedule			
Zone: R-1 Corner Lot	Required	Existing	Proposed
Lot Area	65,340 SF	123,275 SF	123,275 SF
Lot Width	250	344'	344'
Lot Depth	250	344'	344'
Front Set Back	100 / 100	149' / 108'	149' / 108'
Rear Set Back	50	138'	123'
Side SB / Total For This Lot:	40/80	96'	96'
Max Lot Cov.	24.04%	11,412 SF	***
Max Bldg Cov	8,189 SF 30%	5,786 SF	***
Max FA	13,289 SF 30%	5,299 SF	***
Height	35'	35'	< 35'
Acc Bldg SB Sides	15'	NA	65.2'
Acc Bldg Rear SB	15'	NA	NA

*** Floor Area:
Main House Existing = 4,164 SF
Main House Garage Existing = 1,033 SF
Main House Garage Extension = 155 SF
Pool House = 1,301 SF
Total = 6,659 SF FA

Existing Conditions field measured: Main house, covered front porch and garage -building coverage = 5,171 SF
Fire separation wall divides the existing building coverage into: Garage = 1,101 SF and the Main house w/ covered front porch = 4,070 SF + new covered rear patio = 228 SF.
Main house total = 4,298 SF



First Floor Plan
1/4" = 1'-0"

Garage Renovation / Expansion
166 Rumson Rd
/ Lot 14 / Blk 84
Rumson, NJ

Revision 11.11.19.25 - Omitted Site Plan & Notes

KAM KEITH MAZUREK A.I.A. ARCHITECT
49 West Front Street - Suite 101
Red Bank, NJ 07101
732-741-0023 / Fax: 732-741-0161
Garage Alter / Add
Lot 14 / Blk 84
Rumson, NJ

DATE: 11.19.25
SHEET NO. 1

Keith S. Mazurek
N.J. Lic. # 13-982
FL Lic. # AR-13051

COMM: 25-06
DATE: 11.19.25
SHEET NO. 1

Variance Site Plan