

**RESOLUTION OF FINDINGS AND CONCLUSION
BOARD OF ADJUSTMENT
BOROUGH OF RUMSON
BLOCK 52, LOT 14**

WHEREAS, John Daccurso has applied to the Board of Adjustment of the Borough of Rumson to renovate and expand the existing single family house by adding first, second and third floor additions, a covered front/side porch, a detached one-car garage, an in-ground pool, paver patio and razing of the existing garage at the existing premises located at 12 Hunt Street, known as Block 52, Lot 14 on the Tax Map of the Borough of Rumson, and which premises are in the POB Zone; and

WHEREAS, on September 27, 2023, at a meeting of the Board, due notice having been given the adjoining property owners and published in accordance with N.J.S.A. 40:55D-12 as appears by affidavits filed with the Board, and a quorum being present, the aforementioned application was heard; and

WHEREAS, the Board, after carefully considering the evidence presented by the Applicant and the public, including a Survey (A1) by J. Hedges, PLS dated July 13, 2023; proposed Plot Plans (A2), by D. Clelland, PE, dated September 14, 2023; Architectural Plans (A3) by P. Goodhue, Architect, sheets VS1 to VS3 and VS5 to VS7, dated last revised September 14, 2023; aerial photo (A4), Site rendering (A5); photo packet (A6) and Site photographs (A7), has made the following findings:

1. The applicant had earlier proceeded on the Application and commenced a public Hearing and adjourned same to revise the Plans. The applicant submitted revised Plans and now represented, noticed for a new public Hearing on September 27, 2023. It was agreed that this was a new public Hearing commencing without the earlier Hearing being involved. The property is an existing older house, constructed in 1893, located on a rectangular 6,299 s.f. Lot having 70 feet frontage on Hunt Street and depth of 90 feet, with a detached garage in the rear-yard accessed by an extended driveway. The neighborhood, in the POB Zone, is a mix of residences and business uses. The property is near the River and has a water view from the upper floors and an upper deck. The applicant is proposing to renovate and expand the existing single

family house by adding first, second and third floor additions, a covered front/side porch, razing the existing garage in the rear yard and constructing a new detached one-car garage and adding an in-ground pool and paver patio in the rear yard.

2. The proposal requires Variance relief for the following relief:

- a. Maximum building coverage (1,407 s.f. permitted, 1,852 s.f. proposed);
- b. Maximum floor area (2,390 s.f. permitted, 3,076.3 s.f. proposed);
- c. Floor area ratio (0.38 permitted, 0.49 proposed);
- d. Minimum front setback (35 feet required, 16.5 feet proposed);
- e. Minimum side setback (8.0 feet required, 5.2 feet proposed);
- f. Combined minimum side setback (22.0 feet required, 20.7 feet proposed);
- g. Minimum rear setback (35 feet required, 31.8 feet proposed);
- h. Minimum side yard setback accessory structure (5 feet required, 2.95 feet proposed); and
- i. Lot circle (34 feet required, 19.9 feet existing).

3. Through the testimony of the applicant, project Architect Goodhue, and Engineer/Planner Fichner, the applicant presented evidence and pictures demonstrating the house dates back to 1893 and was of some architectural distinction. The applicant's renovation proposes to restore some of the original architectural features of the house and will enhance its appearance and utility. The property is somewhat unique as it is in the POB Zone, with nearby commercial and residential uses. Restoring and renovating the house as proposed will enhance the neighborhood and Variance relief as requested is important toward allowing this renovation. The razing of the existing garage will allow better use of the rear yard. The renovations will allow a more enhanced river view from the premises while not disrupting the neighborhood. The renovation will enhance the appearance and utility of the property while not

being detrimental to the neighborhood or Zone Plan. No neighbors or objectors appeared. The Planner's testimony and evidence established that this renovation will enhance the appearance of the neighborhood, by preserving and upgrading an existing older structure worth preserving.

NOW THEREFORE BE IT RESOLVED by the Board of Adjustment of the Borough of Rumson on this 26th day of October 2023 that the Application of John Daccurso to renovate and expand the existing single family house by adding first, second and third floor additions, a covered front/side porch, a detached one-car garage, an in-ground pool, paver patio and razing of the existing garage as shown on the Plans in accordance with the Plans presented at the Hearing, be granted upon the following conditions:

1. That this variance will be deemed to be void by abandonment if a building permit is not issued within one year from the date hereof.
2. All factual representations made on behalf of the applicants are incorporated herein as conditions of this variance.
3. The action of the Board of Adjustment in approving this application shall not relieve the applicants of responsibility for any damage caused by this project, nor does the Board of Adjustment or the Borough of Rumson accept or have any responsibility or liability for the structural design of the project or for any damage which may be caused by the project.
4. Prior to issuance of any Certificate of Occupancy the applicant must repair or replace any curb, sidewalk, or street pavement damaged, in the judgment of the Borough Administrative Officer, as part of or by reason of the construction of the project.
5. The following must be accomplished prior to the issuance of a development, zoning and/or building permit:

- a. Evidence must be provided by the applicant that the permits and approvals listed in subsection 22-3.4a, 4 of the Development Regulations have, where applicable, been obtained.
- b. Taxes must be current.
- c. If applicable, inspection fees as required by subsection 22-3.14m and n of the Development Regulations must be paid by the applicant.
- d. Notice must be published as required by subsection 22-3.3e, 5 of the Development Regulations.

Above Resolution moved by _____, seconded by _____, and on roll call the following vote was recorded:

In the Affirmative:

In the Negative:

Abstain:

The foregoing is a true copy of a Resolution adopted by the Board of Adjustment of the Borough of Rumson at its meeting on October 26, 2023, as copied from the Minutes of said meeting.

DATE: October 26, 2023

Secretary
Board of Adjustment