



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

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Samuel & Katherine Barthelme	c/o maikins@aikinslaw.com	c/o 732-280-2606	
Name of Applicant	Email	Phone Number	
3 Tennis Court Lane		104	3.01
Property Address		Block	Lot

Same as above

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.

c/o Mark R. Aikins, Esquire, 3350 Route 138, Building 1, Suite 113, Wall, NJ 07719; Telephone: 732-280-2606

Applicant's Attorney and contact information (if any)

Anthony M. Condouris Architect, Inc., 20 Bingham Ave, Rumson, NJ 07760; 732-842-3800

Applicant's Architect and contact information (if any)

Not Applicable

Applicant's Engineer and contact information (if any)

	February 19, 2026
Signature of Applicant or Agent	Date
Mark R. Aikins, Attorney for Applicant/Owner	

Proposed plan Applicants propose to reconstruct and reconfigure the existing detached garage so as to create a portion to be utilized as a pool house and to construct a new 2 car garage to the pool house.

Variiances requested Per attached Notice of Hearing

**PUBLIC NOTICE
BOROUGH OF RUMSON
ZONING BOARD OF ADJUSTMENT**

PLEASE TAKE NOTICE that on **Thursday, _____** at **7:30 p.m.** at the regular meeting of the Zoning Board of Adjustment, Borough of Rumson, Municipal Building, 80 East River Road, Rumson, New Jersey, or at such time as the Zoning Board of Adjustment may thereafter adjourn, a public meeting will be held with regard to the proposed Application of **SAMUEL BARTHELME and KATHERINE BARTHELME** at which time and place all interested persons will be given an opportunity to be heard. The premises are designated in the R-2 Zone, are shown on the Tax Map of the Borough of Rumson as **BLOCK 104, LOT 3.01 also known as 3 Tennis Court**. The Applicants seek to reconstruct and reconfigure the existing detached garage so as to crater a portion to be utilized as a pool house and to construct a new 2 car garage to the pool house, together with related site improvements.

The Applicants seek the following bulk or "C" variances from *Rumson's Development Regulations Schedules 5 and 22* as follows:

- Tennis Court Lane is a private road: A permit is required pursuant to *N.J.S.A. 40:55D-35 & 36* (principal building exists on private road and proposed addition continues this condition).
- Minimum Side Yard Setback:
(Accessory Building – Garage/pool house: 25 feet required, whereas 0.2 feet exists with 20 feet addition at 5 feet 5 inches from side property line. X
- Maximum lot coverage: 9,091 square feet permitted, whereas 10,591 square feet exist and 11,257 square feet is proposed.
- Maximum Building Coverage: 3,753 square feet permitted, whereas 3,943 square feet exists and 4,174 square feet is proposed.
- Distance of driveway to side property line: 5 feet is required, whereas new driveway crosses property line.
- Street Frontage: Private road (existing non-conformity condition).
- Minimum Lot Area: 43,560 square feet required, whereas 36,741 square feet exists (existing non-conformity condition).

- Interior Lot Shape: 100 feet required, whereas 82 feet exists (existing non-conformity condition).
- Minimum front yard setback: 75 feet required, whereas 61.5 feet exists (existing non-conformity condition).
- Minimum lot area: 1.0 acres required, whereas 0.843 acres exists (existing non-conformity condition).
- Minimum front setback: 75 feet required, whereas 66.2 feet exists (existing non-conformity condition).
- Accessory building
Side setback (Garage): 15 feet required, whereas 0.2 feet exists (existing non-conformity condition).
- Minimum side yard setback:
(Principal building) 25 feet required, whereas 20.2 feet exists (existing non-conformity condition).

In addition, the Applicants seek any and all other variances, waivers and/or relief necessary to approve the Application as proposed or may be modified at the hearing.

The Application may be inspected in the offices of the Secretary of the Zoning Board of Adjustment, Municipal Building, 80 East River Road, Rumson, New Jersey, during regular business hours.

Applicants: **SAMUEL & KATHERINE BARTHELME**
 Attorney: **MARK R. AIKINS, ESQUIRE**
 3350 Route 138, Building 1, Suite 113
 Wall, N.J. 07719
 Telephone: 732-280-2606

DATE OF PUBLICATION: _____, **2026**



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

Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum

Date: January 8, 2026, *updated March 3, 2026*

Applicant: Samuel & Katherine Barthelme
Address: 3 Tennis Court Lane, Rumson, NJ 07760
Block 104, Lot 3.01, Zone: R-2

I have reviewed the Land Use & Development Permit application to raze the existing detached garage and construct a new accessory building for the dual use of a 2-car garage and pool house. The premises is an irregular shaped, slightly undersized lot with nonconforming principal and accessory buildings. The property is also nonconforming as Tennis Court Lane is a private road and frontage on an improved street is required.

The application was **denied** for the following non-conformities:

Borough of Rumson Ordinances/Development Regulations
Schedule 5-1 Zoning District Regulations / 22-7.8 Accessory Buildings
Schedule 5-4 Maximum Permitted Lot & Building Coverage /
22-7.6 Frontage on Improved Street Required / 22-7.26 Driveways

New nonconformities

- (22-7.6) Every principal building shall be built upon a lot with frontage upon a public street improved to meet the municipal requirements or for which such improvement has been guaranteed by the posting of a performance guarantee. Tennis Court Lane is a private road and, per N.J.S.A. 40:55D-35 and 36, a permit approved by the Board is required. **(New variance required)**
- (Sched 5-4) Maximum lot coverage: 9,091 square feet permitted / 11,257 square feet proposed. **(New variance required)**
- (Sched 5-4) Maximum building coverage: 3,753 square feet permitted / 4,174 square feet proposed. **(New variance required)**
- (22-7.8) Accessory building side setback (Garage/pool house): 25 feet required / 0.2 feet existing, 5.5' proposed. **(New variance required)**

Existing nonconformities- unchanged

- (22-7.6) The property is nonconforming as Tennis Court Lane is a private road and frontage on an improved street is required.
- Minimum lot area required 1.0 acres / 0.843 existing (Schedule 5-1)

- Interior lot shape required 100 feet / 82 feet existing.
- Front setback 75 feet required / 61.5 feet existing.
- Principal building Minimum side setback 25 feet required / 20.2 feet existing.
- Accessory building side setback (Garage) 15 feet required / 0.2 feet existing.
- (22-7.26) Distance of driveway to side property line: 5 feet required / new drive crosses property line (this was not previously approved).

Supporting documents to the application include:

- Architectural Plan for Barthelme Residence prepared, signed & sealed by Anthony M. Condouris, dated December 3, 2025, rev (1) January 8, 2026, consisting of two (2) sheets.
- Survey of Property, Block 104, Lot 3.01, prepared, Lakeland Surveying, dated November 13, 2024, revision (3) January 10, 2025, consisting of one (1) sheet.
- Rumson ZB Resolution #5964

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



Description is based on a map entitled, "Minor Subdivision and Survey, 1 and 3, Tennis Court Lane, Lots 3 and 4, Block 104, Borough of Rumson, Monmouth County, New Jersey", Prepared by Charles V. Bell Associates, Inc., Professional Land Surveyors and Planners, 40 Meredith Drive, Tinton Falls, New Jersey 07724, dated July 14, 2008 and revised January 26, 2009. (DEED 8783, PAGE 1458)

INTENDED TO BE part of Lot 4 as shown on a certain map entitled, "Revised Minor Subdivision Lands of Gillen, situated in the Borough of Rumson, Monmouth County, New Jersey" filed in the Monmouth County Clerk's Office on 02/18/1970 as Map No. 100-31

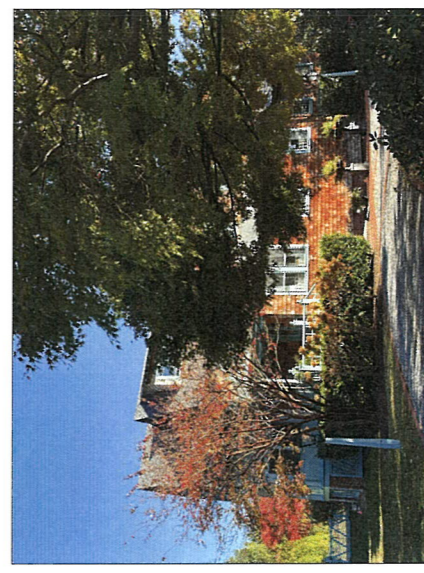
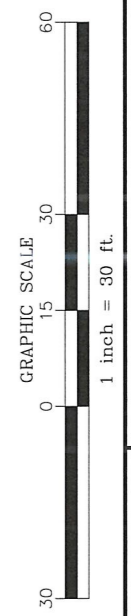
This survey references:

- 1) Deed Book 8783 Page 1458
- 2) Deed Book 8621 Page 7068
- 3) Deed Book 8783 Page 1543
- 4) Deed Book 8783 Page 1591
- 5) Monmouth County Filed Map No. 100-31
- 6) Survey of PQ by Charles V. Bell Associates dated 12/18/06
- 7) Survey of LOT 4, 01/4 by Thomas P. Santry, P.A. dated 03/29/07

Notes:

- 1) Field Survey Performed on 11/11/2024
- 2) Subject to documents of record
- 3) Subject to reservation/easement for access (DB: 2212 P: 283) [no longer affects subject property]
- 4) Subject to ROW/easement for utilities (DB: 2212 P: 287) [no longer affects subject property]
- 5) Subject to agreement (DB: 3990 P: 518)
- 6) This survey is prepared in accordance with a title search provided by Forescene Title Agency for Commitment No. F24-1127 and Commitment Date of 10/26/24.

This survey certified to:
Samuel Barthelme and Katherine Barthelme, husband and wife
 Wells Fargo Bank, N.A., its successors and/or
 assigns as their interest may appear
 Forescene Title Agency, LLC
 Old Republic National Title Insurance Company
 Law Offices of Wells, Jaworski & Liebman, LLP



TENNIS COURT LANE

30' ROW

NO.	INITIALS	DATE	REVISIONS
1	DB	12/09/24	SURVEY REVISED
2	CMB	12/10/24	REVISED PER TITLE COMMENTS
3	JMC	01/10/25	PROPERTY CORNERS SET

MANDATORY
 JEFFREY S. GRUNN, N.J. P.L.S. N.J. LIC. NO. 24GS04132900
 WILLIAM C. BUCHOK, N.J. P.L.S. N.J. LIC. NO. 24GS04339900
 WILSON C. BUCHOK, N.J. P.L.S. N.J. LIC. NO. 24GS04341900

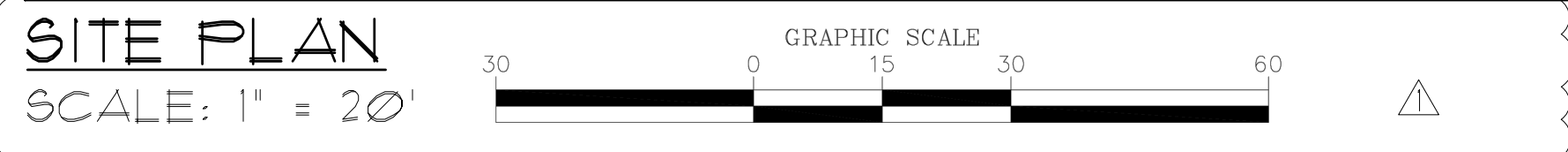
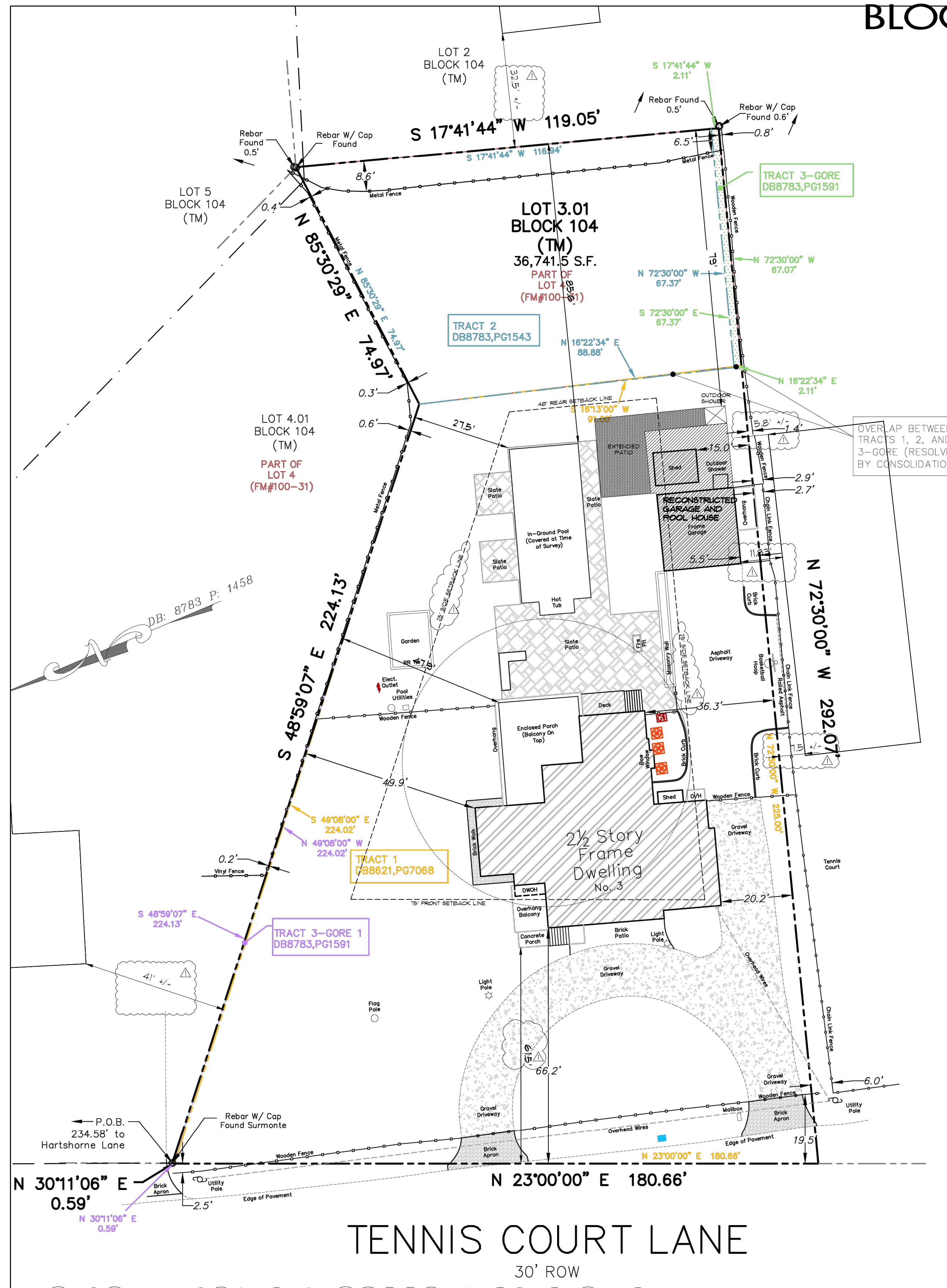
Lakeland Surveying
 Certificate of Authorization #24GA28090000
 4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670
 Fx: (973) 625-4121 | www.LakelandSurveying.com

SURVEY OF PROPERTY Tax Lot 3.01 - Block 104 Monmouth County, New Jersey		PROJECT NUMBER 243243	DATE 11/13/2024
FIELD: JMC	DWN BY: DB	CHECKED: MJC	SCALE 1"=30'
		PAPER SIZE 11"x17"	
		REFERENCE NUMBER F24-1127	

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. 17:27 and to the best of my professional knowledge, information, and belief, correctly represents the conditions found on the date of the field survey, only and is not transcribable. Surveyors shall only print his 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 herein.

PROPOSED GARAGE AND POOLHOUSE FOR THE BARTHELME RESIDENCE

3 TENNIS COURT LANE, RUMSON, NEW JERSEY
BLOCK 104 ~ LOT 3.01



BOROUGH OF RUMSON
INTERIOR LOT

ZONE: R-2
APPLICANT: BARTHELME
ADDRESS: 3 TENNIS COURT LANE

DATE: 10/24/25
BLOCK: 104
LOT: 3.01

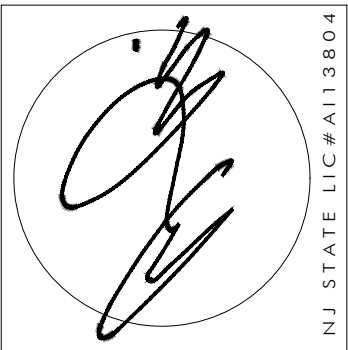
REQUIREMENTS	EXISTING	PROPOSED	COMMENTS	
MINIMUM LOT AREA	43,560 SF.	36,741 SF.	36,741 SF.	EXISTING NON-COMFORMITY (NO CHANGE)
MINIMUM LOT WIDTH/LOT FRONTAGE	152 FT. (AT FSB)	152 FT. (AT FSB)	152 FT. (AT FSB)	
INTERIOR LOT SHAPE CIRCLE	100 FT.	82 FT. (Δ)	82 FT. (Δ)	EXISTING NON-COMFORMITY (NO CHANGE)
PRINCIPAL STRUCTURE	BLDG/PORCH	BLDG/PORCH	BLDG/PORCH	
FRONT YARD SETBACK	15 FT.	61.5 FT. (Δ)	61.5 FT. (Δ)	EXISTING NON-COMFORMITY (NO CHANGE)
MINIMUM SIDE YARD SETBACK				
ONE SIDE	25 FT. (Δ)	20.2 FT.	20.2 FT.	EXISTING NON-COMFORMITY (NO CHANGE)
TOTAL BOTH SIDES	50 FT. (Δ)	68.1 FT.	68.1 FT.	
MINIMUM REAR YARD SETBACK	20 FT.	15.6 FT.	15.6 FT.	
BUILDING HEIGHT				
RIDGE	40 FT.	≤ 40 FT.	≤ 40 FT.	
EAVES	32 FT.	≤ 32 FT.	≤ 32 FT.	
ACCESSORY BUILDING				
MINIMUM SIDE YARD SETBACK	25 FT. (Δ)	5.5 FT.	5.5 FT.	EXISTING NON-COMFORMITY EXTENDED
REAR YARD SETBACK	40 FT. (Δ)	30.5 FT.	19 FT. (Δ)	
HEIGHT	24 FT. / 1.5 STY.	16 FT. / 1 STY.	16 FT. / 1 STY.	
MAX ACCESSORY FOOTPRINT	931 SF.	927 SF.	927 SF.	
ACCESSORY STRUCTURE (POOL)				
MINIMUM SIDE YARD SETBACK	25 FT. (Δ)	27.5 FT.	27.5 FT.	
MINIMUM REAR YARD SETBACK	25 FT. (Δ)	85.6 FT.	85.6 FT.	
PERMITTED LOT COVERAGE, BUILDING COVERAGE FLOOR AREA				
MAX. LOT COVERAGE	9,091 SF.	10,591 SF.	11,251 SF.	EXISTING NON-COMFORMITY INCREASED VARIANCE REQUIRED
MAX. BUILD COVERAGE	3,753 SF.	3,943 SF.	4,174 SF.	EXISTING NON-COMFORMITY INCREASED VARIANCE REQUIRED
MAXIMUM FLOOR AREA	6,174 SF.	9,811 SF.	6,101 SF.	
FLOOR AREA RATIO	.168	.142	.151	

LOT COVERAGE CALCULATIONS		
	EXISTING	PROPOSED
HOUSE (INCLUDING COVERED PORCHES)	3267 SQ. FT.	3267 SQ. FT.
DETACHED GARAGE	546 SQ. FT.	REMOVED
COMBINED DETACHED GARAGE / POOL HOUSE	N/A	927 SQ. FT.
SHED	130 SQ. FT.	REMOVED
DRIVEWAY	4564 SQ. FT.	4564 SQ. FT.
PATIOS / DECKS	2100 SQ. FT.	2535 SQ. FT.
POOL	898 SQ. FT.	898 SQ. FT.
POOL EQUIPMENT, GENERATOR, AC UNITS	33 SQ. FT.	33 SQ. FT.
SUB TOTAL (FREE CREDITS)	11538 SQ. FT.	12204 SQ. FT.
DECK CREDIT (20% OF GROUND FLOOR AREA)	3158 SQ. FT. X .30 = 947	-947 SQ. FT.
TOTAL LOT COVERAGE	10591 SQ. FT.	11251 SQ. FT.

BUILDING COVERAGE CALCULATIONS		
	EXISTING	PROPOSED
HOUSE (INCLUDING COVERED PORCHES)	3267 SQ. FT.	3267 SQ. FT.
DETACHED GARAGE	546 SQ. FT.	N/A
COMBINED DETACHED GARAGE / POOL HOUSE	N/A	927 SQ. FT.
SHED	130 SQ. FT.	REMOVED
TOTAL BUILDING COVERAGE	3943 SQ. FT.	4174 SQ. FT.

FLOOR AREA CALCULATIONS		
	EXISTING	PROPOSED
HOUSE (INSIDE WALLS)	4,688 SQ. FT.	4,688 SQ. FT.
EXISTING GARAGE (INSIDE WALLS)	445 SQ. FT.	REMOVED
BASEMENT (50% OF AREAS WITH CEILING HEIGHT OF 7 FT AND ABOVE)	563 SQ. FT.	563 SQ. FT.
SHED (INSIDE WALLS)	115 SQ. FT.	REMOVED
PROPOSED DETACHED GARAGE / POOL HOUSE	N/A	850 SQ. FT.
TOTAL FLOOR AREA	5,811 SQ. FT.	6,101 SQ. FT.

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

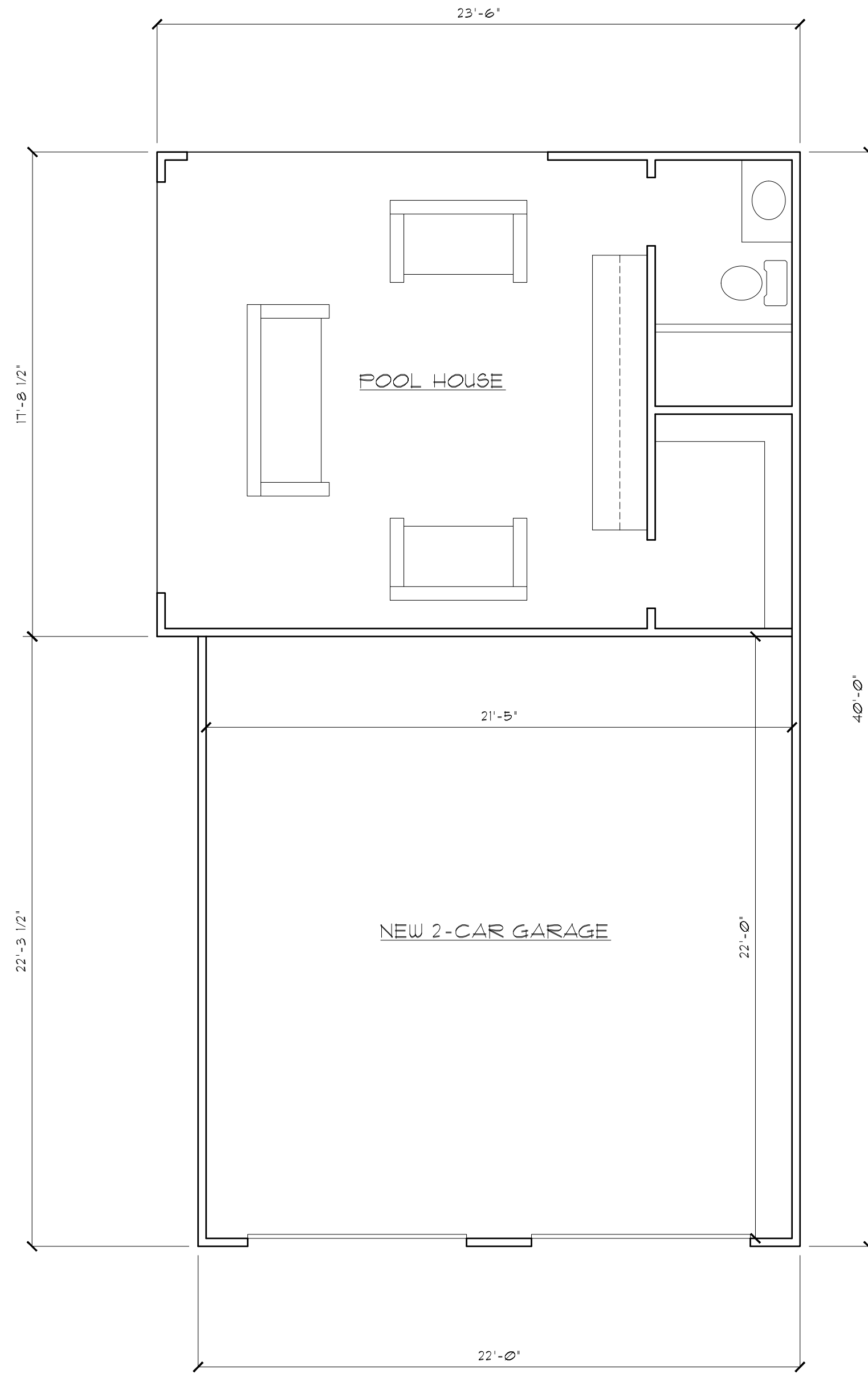


ANTHONY M. COONDRIS - ZC
 ARCHITECT
 20 BINGHAM AVENUE, RUMSON, NJ 07760
 PHONE: 732-842-3800 - FAX: 732-842-7777 - email: info@amcarlchitect.com - www.amcarlchitect.com

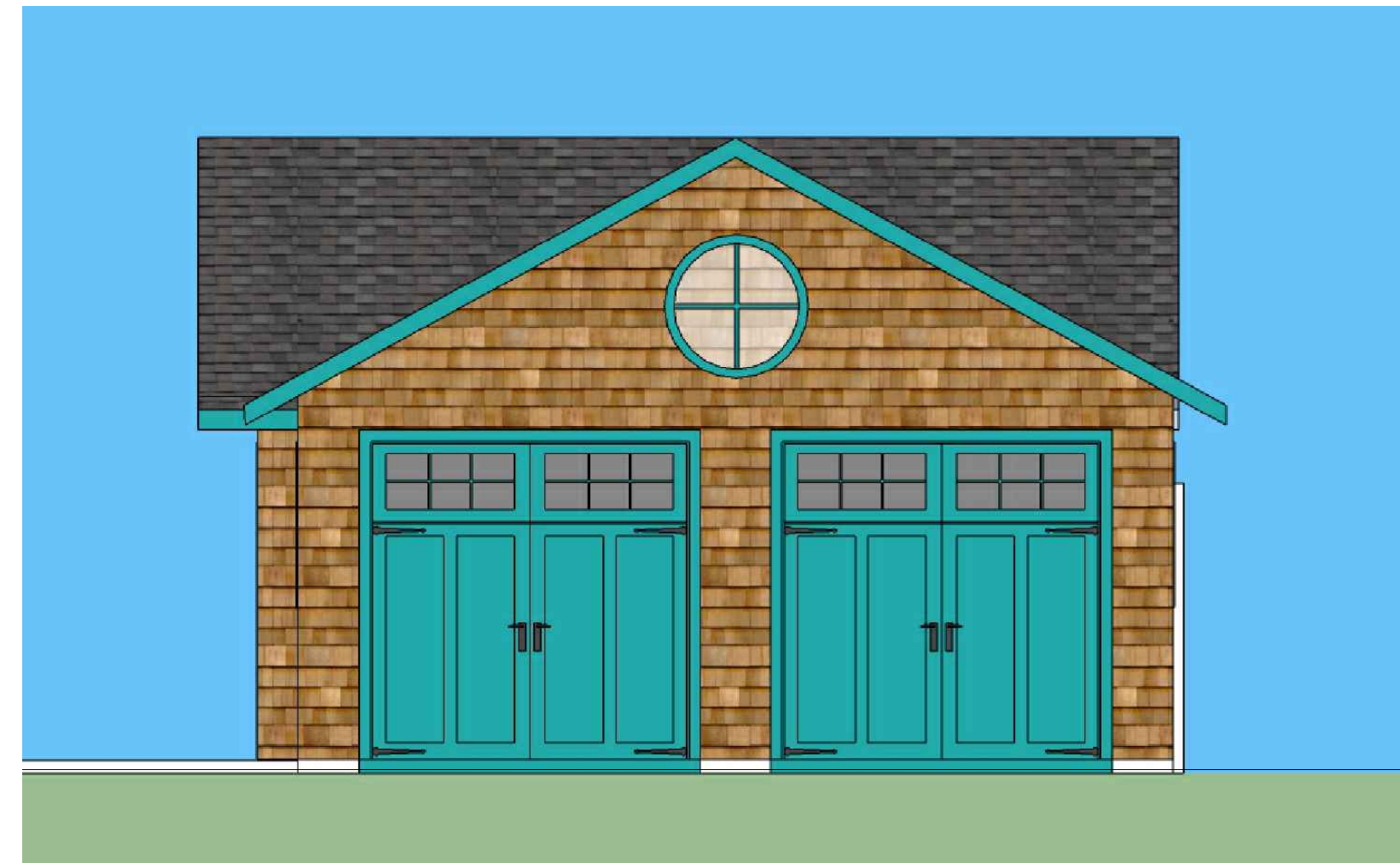
REVISIONS DATE 1/9/26
 PER 15-36 PERM. MEMORANDUM

CLIENT: BARTHELME RESIDENCE
 ADDRESS: 3 TENNIS COURT LANE, RUMSON, NEW JERSEY
 JOB NUMBER: 25112
 BLOCK: 104
 LOT: 3.01

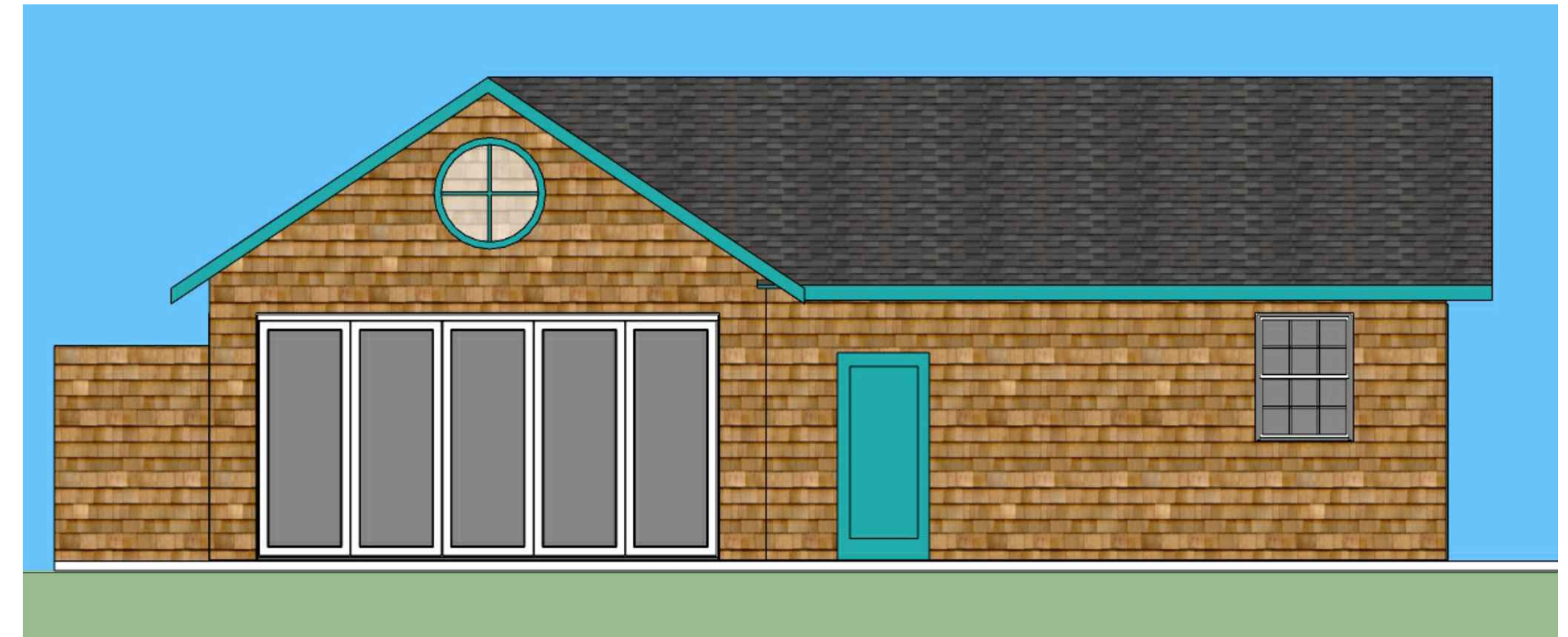
DRAWN BY: TC
 DATE: 12/3/25
 SHEET NO.: Z-1



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



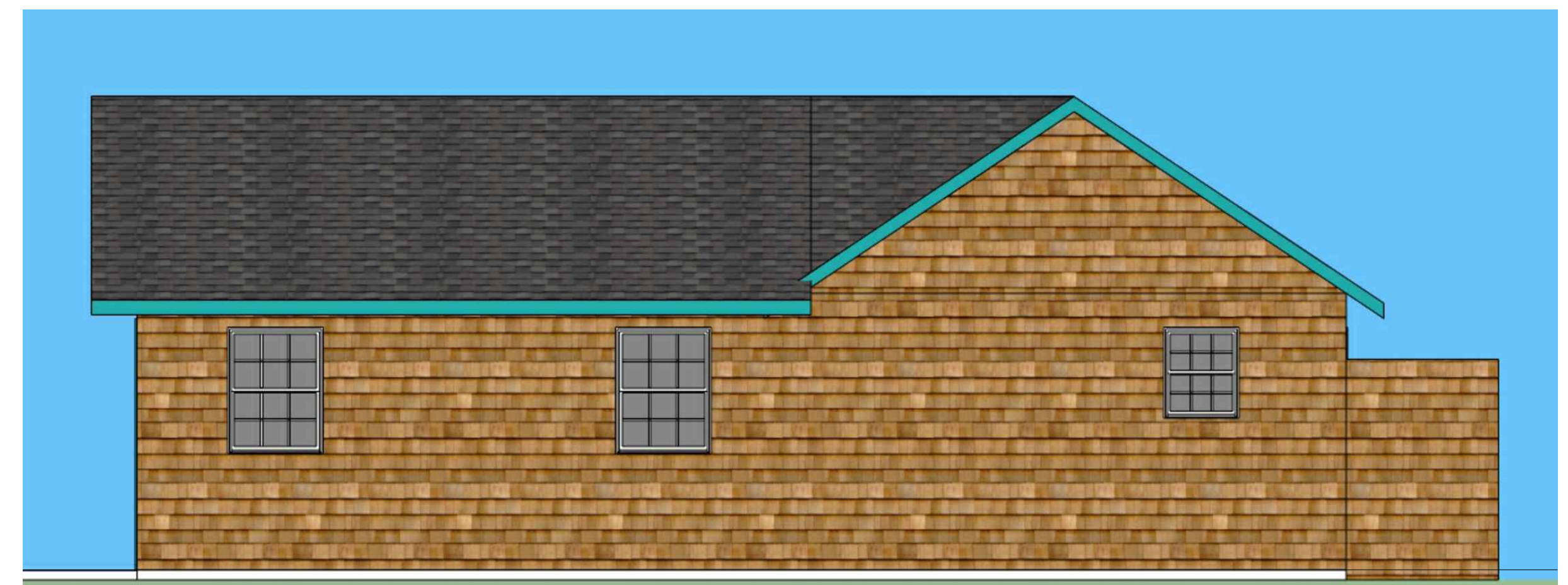
WEST ELEVATION
 SCALE: 1/4" = 1'-0"



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



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



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

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



ANTHONY M. CONDOURIS - NC
ARCHITECT
 20 BINGHAM AVENUE, RUMSON, NJ 07760
 phone: 732-842-3800 ~ fax: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

REVISIONS	DATE
Δ	1/19/26
Δ	FEE 1-8-26 PERIAL MEMORANDUM

CLIENT	BARTHELME RESIDENCE
ADDRESS	3 TENNIS COURT LANE RUMSON, NEW JERSEY
JOB NUMBER	25-112
BLOCK	104
LOT	3.01

DATE	12/3/25
DRAWN BY	TC
SHEET NO.	Z-2