




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

RECEIVED  
JAN 24 2025  
ZONING OFFICE

## APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

JUNE MARKOV	c/o maikins@aikinslaw.com	c/o 732-280-2606	
Name of Applicant	Email	Phone Number	
30 Grant Avenue		136	8
Property Address		Block	Lot
EUGENIA KARPINSKAIA			
Name of Owner (IF NOT APPLICANT)			
<i>A corporation, S-Corp, LLC or LLP MUST be represented by a licensed attorney in the State of New Jersey.</i>			
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)			
Chris Rudman Architect			
Applicant's Architect and contact information (if any)			
11 Topaz Drive, Jackson, New Jersey 08527			
Applicant's Engineer and contact information (if any)			
TBS		January 24, 2025	
Signature of Applicant or Agent		Date	
Mark R. Aikins, Attorney for Applicant/Owner			
			
<i>Proposed plan</i> Renovations to single family residence with a second floor addition			
<i>Variances requested</i> PLEASE SEE ADDENDUM ATTACHED HERETO & MADE A PART HEREOF			

**ADDENDUM TO APPLICATION**  
**BLOCK 136, LOT 8 (30 GRANT AVENUE)**  
**MARKOV APPLICATION**  
**BOROUGH OF RUMSON**

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Applicant seeks to add an additional 1 ½ stories and a new two-story rear addition on an existing one story dwelling on a slightly oversized, conforming and interior lot, located in a flood zone.

Applicant seeks the following variances from *Rumson's Development Regulations Schedules 5 and 22* as follows:

- Expansion of a non-conforming building resulting in additional non-conformities.
- A "Use" or "D" variance is required, as the maximum floor area ratio permitted is 0.38 whereas 0.18 exists and 0.52 is proposed.
- Maximum floor area permitted is 2,450 square feet, whereas 1,202 square feet exists and 3,363 square feet is proposed.
- Building Coverage of 1,444 square feet is permitted, whereas 1,714 square feet exists and 1,807.6 square feet is proposed. (Existing non-conformity – Intensified).
- Minimum principal building side yard setback of 8.0 feet is required, whereas 5 feet exists. (Pre-existing non-conformity of the one-story dwelling that is being intensified with the proposed second floor and rear addition. (Existing non-conformity – Intensified).
- Minimum principal building combined side yard setback required is 18.0 feet, whereas 13.8 feet exists. This is a pre-existing non-conformity of the one-story dwelling that is being intensified with the proposed second floor and rear additions. (Existing non-conformity – Intensified).





**Borough of Rumson**  
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**Marie DeSoucey**  
Land Use & Development Official  
  
office 732.842.3300  
fax 732.219.0714  
mdesoucey@rumsonnj.gov

## Denial Memorandum

Date: December 4, 2024; *(updated February 12, 2025)*

Applicant: June Markov  
Address: 30 Grant Avenue                      Block                      Lot                      Zone  
Rumson, NJ 07760                      136                      8                      R-5

### Applicant's Request to:

Add 1-½ stories and a new two-story rear addition on an existing, nonconforming, one story dwelling, in the R-5 zone, on a slightly oversized, conforming, and interior lot.

Was **denied** for the following non-conformities:

**Borough of Rumson Ordinances/Development Regulations Schedule 5-1 Zoning District Regulations, Schedule 5-3A Permitted Maximum Floor Area, Schedule 5-4 Maximum Permitted Lot and Building Coverage, 22-7.3 Nonconforming Buildings, 22-7.8 Accessory Structures, 22-7.26 Driveways, and 22-9.2 Parking areas**

1. (22-7.3 a2) Expansion of a nonconforming building resulting in additional nonconformities. (New Variances)
  - (22-7.3c) if any nonconforming structure shall be more than partially destroyed, then the structure may not be rebuilt, restored or repaired, except in conformity with this chapter. (The extent of the additions will result in more than partially destroying the existing nonconforming dwelling. See ordinance for more).
  - (22-7.3e) a nonconforming building or structure may be altered, provided that the cost of alterations does not exceed, in the aggregate, 50% of the assessed value of the structures. The cost has not been determined at this time). This only applies when in compliance with 22-7.3f(2). (The proposed structure's floor area is increasing 280%. The cost has not been determined at this time).
  - 22-7.3f(2) The enlargement, extension or addition conforms to all requirements of this chapter and shall not result in the creation of any nonconformity related to the lot and the aggregate of all structures or building. (There are new variances being proposed).
2. (Sched 5-3A) Maximum Floor Area Ratio proposed of 0.52, whereas 0.18 is existing and 0.38 is permitted. **(D-Variance)**
3. (Sched 5-3A) Maximum Floor Area proposed of 3,363 SF, whereas 1,202 is existing and 2,450 is permitted. **(New Variance)**
4. (Sched 5-4) Building Coverage of 1,807.6 SF, whereas 1,714 SF is existing and 1,444 SF is permitted. **(Existing nonconformity – Intensified)**



5. (Sched 5-1) Minimum principal building side yard setback of 5', whereas 8.0' is required. This is a pre-existing nonconformity of the one-story dwelling that is being intensified with the proposed second-floor and rear addition. **(Existing nonconformity – Intensified)**
6. (Sched 5-1, note 16) Minimum principal building combined side yard setback of 13.8', whereas 18.0' is required. This is a pre-existing nonconformity of the one-story dwelling that is being intensified with the proposed second-floor and rear addition. **(Existing nonconformity – Intensified)**
  - *When the FA exceeds 85% of the maximum permitted, the minimum SYSB and Combined SYSB are increased from 6' / 16' to the new setbacks of 8' / 18', respectively.*
7. (22-9.2b5 (c)) Parking areas shall not be located in any required front yard. **(Existing nonconformity – unchanged).**
8. (22-7.26h) Proposed driveway width of 16.2', located in the front yard setback, whereas the permitted width of drive serving the garage is 10' (garage door + 2'). **(Existing nonconformity – unchanged).**
9. Masonry mailbox installed in public right-of-way. The Zoning Board does not have the authority to grant this relief. This request would have to be made to the Governing Body.
10. Zoning Chart Information requiring correction:
  - To comply with half-story status, please provide the proposed area that is greater than 5' above the second floor. This cannot be greater than 60% of the floor area below it. (Half story status is <60% of the floor below it, habitable attic is <1/3 of the floor below it).
  - Note 2: the maximum permitted floor area 'cap' refers to properties in the R-5 Residential Zone that result in floor area calculations greater than 3,500 SF (properties greater than 10,000 SF).
  - Note 5: as shown, the proposed rear yard setback is 39'-2.5". Please correct in Zoning Chart

The Land Use Permit review is based on:

- Architectural drawings prepared, signed & sealed by Chris Rudman, Architect, dated November 15, 2024 for zoning, no revisions, consisting of seven (7) sheets.
  - Sheet (SP-100) prepared by Chris Rudman, rev (1) November 28, 2024.
- Response Memo from Chris Rudman, AIA, dated November 30, 2024.
- Copy of the Final Survey As-Built for Lot 8 in Block 136, prepared by Lakeland Surveying, signed by Marc J. Cifone, PLS, dated October 21, 2015, no revisions, one sheet.
- Copy of Foundation Plan and General Notes, prepared by Matrix New World, signed by Sean M. Savage on February 18, 2015, one sheet (PHASE R161).

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





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 x107  
fax 732.219.0714  
mdesoucey@rumsonnj.gov

## Memorandum

Date: November 20, 2024

Applicant: June Markov  
Address: 30 Grant Avenue                      Block                      Lot                      Zone  
Rumson, NJ 07760                      136                      8                      R-5

### Applicant's Request to:

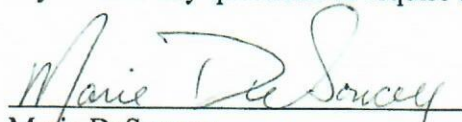
Construct a 217 square foot first floor addition and 1,652 square foot second floor addition to an existing one-story, single dwelling on a slightly oversized lot in the R-5 residential zone.

Was deemed incomplete or in need of revision for the following:

1. Current survey not included with application.
2. Provide support that the current foundation can withstand the weight of the additional construction. This must be completed by a licensed professional.
3. Half-story status: What is the attic floor area with side walls at five feet, or greater, above the attic floor.
4. Area of the front porch with the balcony above cannot be a credited reduction to building/lot coverage and may not extend beyond the primary dwelling front yard setback.
5. Proposed generator may not be greater than 24 kW.
6. Add to plan: Proposed front stairs are in the front yard setback which is permitted per Schedule 5-1, note 20.
7. Entry steps and landing do not count towards lot area, Schedule 5-1, note 5e.
8. Max driveway width serving an attached garage is garage door width plus two feet.
9. Zoning Chart
  - a. Required rear yard setback is 49', Schedule 5-1, note 14.
  - b. Proposed rear setback is to the deck, 22-7.7f and requires a variance.
  - c. Required side yard setback is 6'/16' existing and 8'/18' when floor area exceeds 85% of max, Schedule 5-1, note 16.

The variances identified above were evaluated based on architectural drawings prepared, signed and sealed by Chris Rudman, AIA, dated November 10, 2024 for review and November 15, 2024 for zoning, consisting of seven (7) sheets.

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

  
Marie DeSoucey  
Land Use & Development Official

Cc: David M. Marks, P.E., C.M.E., Borough Engineer  
Sabine O'Connor, Technical Assistant





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

Marie DeSoucey  
Land Use & Development Official  
office 732.842.3022  
mdesoucey@rumsonnj.gov

DENIED

136/8

ZONING OFFICE

NOV 20 2024

RECEIVED

## LAND USE & DEVELOPMENT PERMIT

Date: 11/20

Fee: \$ 50

Check # 5574

ALL RESIDENTIAL APPLICATIONS \$50

ALL COMMERCIAL APPLICATIONS \$100

Checks shall be made payable to: Borough of Rumson.

With this application you are required to submit one (1) copy of a current survey/plot plan/site plan and one (1) set of architectural plans. Surveys must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys *must* be prepared by a land surveyor (signed/sealed). Architectural plans must show Zoning data existing and proposed setbacks (Schedule 5-1), Building Height (Schedule 5-2), Lot Coverage and Building Coverage (Schedule 5-4) and Floor Area (Schedule 5-3).

ALL APPLICATIONS MUST INCLUDE A PLAN(S), SURVEY AND/OR SKETCH. SUBMIT ALL PDF'S TO MDESOUCEY@RUMSONNJ.GOV UPON SUBMISSION OF THE LAND USE & DEVELOPMENT PERMIT.

PLEASE CONFIRM A DIGITAL COPY HAS BEEN PROVIDED UPON SUBMISSION.

ALL FLOOD ZONE APPLICATIONS MUST BE ACCOMPANIED WITH AN ELEVATION CERTIFICATE

- \*\* Pools require a fence. Please indicate type, height, and area of fence and location of filter/heater.  
\*\*\* Air Conditioner Units: Please indicate proposed location & provide specifications which show the height.  
Generators: Please indicate proposed location & provide specifications which show that the unit has a Critical Muffler & Sound Attenuation Enclosure. These must be screened from neighboring properties and the street.

(Please Print Clearly)

1. Location of property for which Permit is desired:

Street Address: 30 Grant Avenue Block: 136 Lot 8 Zone: R-5

2. Applicant's Name: Jane Markov Address: 153 Cedar Drive Belts Neck

Email ArturMarkov@gmail.com Tel. (718) 473-5555 NY 0773

3. Property Owner's Name: Jane Markov Address: S/A/A

Email S/A/A Tel. (718) 473-5555

4. Description of Work: \_\_\_\_\_

Renovation single family  
with a second floor addition

Has the above premises been the subject of any prior application to the Planning Board/ Zoning Board of Adjustment?

Yes ☒ No ☐ If yes, state date: 1996 (Submit a copy of the Resolution)

Board: Zoning Resolution # (if any): 3050

Applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All Zoning Permits will be granted or denied within ten (10) business days from the date of complete application.

[Signature]  
Signature of Applicant

11/20/24  
Date

Arthur Marner  
Print Applicant's Name

\_\_\_\_\_  
Signature of Owner (if different than applicant)

11/20/24  
Date

\_\_\_\_\_  
Print Owner's Name (if different than applicant)

----- **FOR OFFICE USE** -----

Approved \_\_\_\_\_ Denied ☒

COMMENTS:

See Denial Memo Attached  
dated December 4, 2024

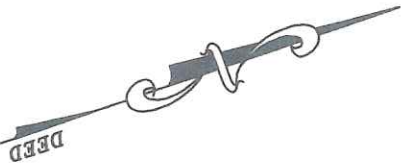
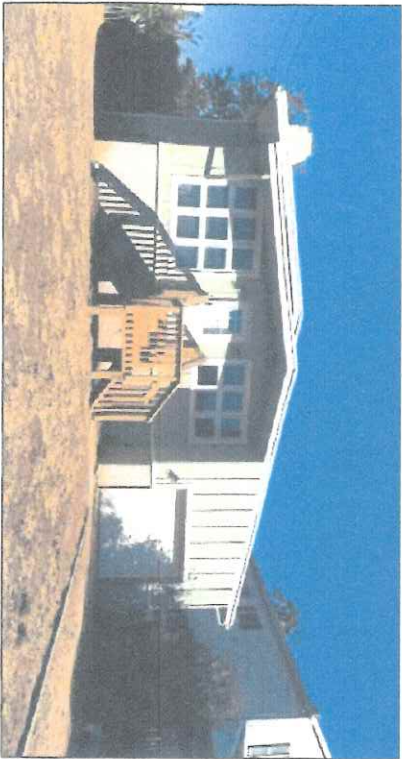
**DENIED**

Appeals of the Office's determination must be filed within 20 days of the date of issuance to the Planning/Zoning Board as provided by the New Jersey Municipal Land Use Law. *This limitation is not imposed if the applicant is seeking a variance, site plan, or subdivisions.* The Board reserves the right to deem additional information and/or variances required. Approved permits are valid for one (1) year, and may be extended by action of the Zoning Board.

[Signature]  
Marie DeSoucey  
Land Use & Development Official

12/4/24  
Date

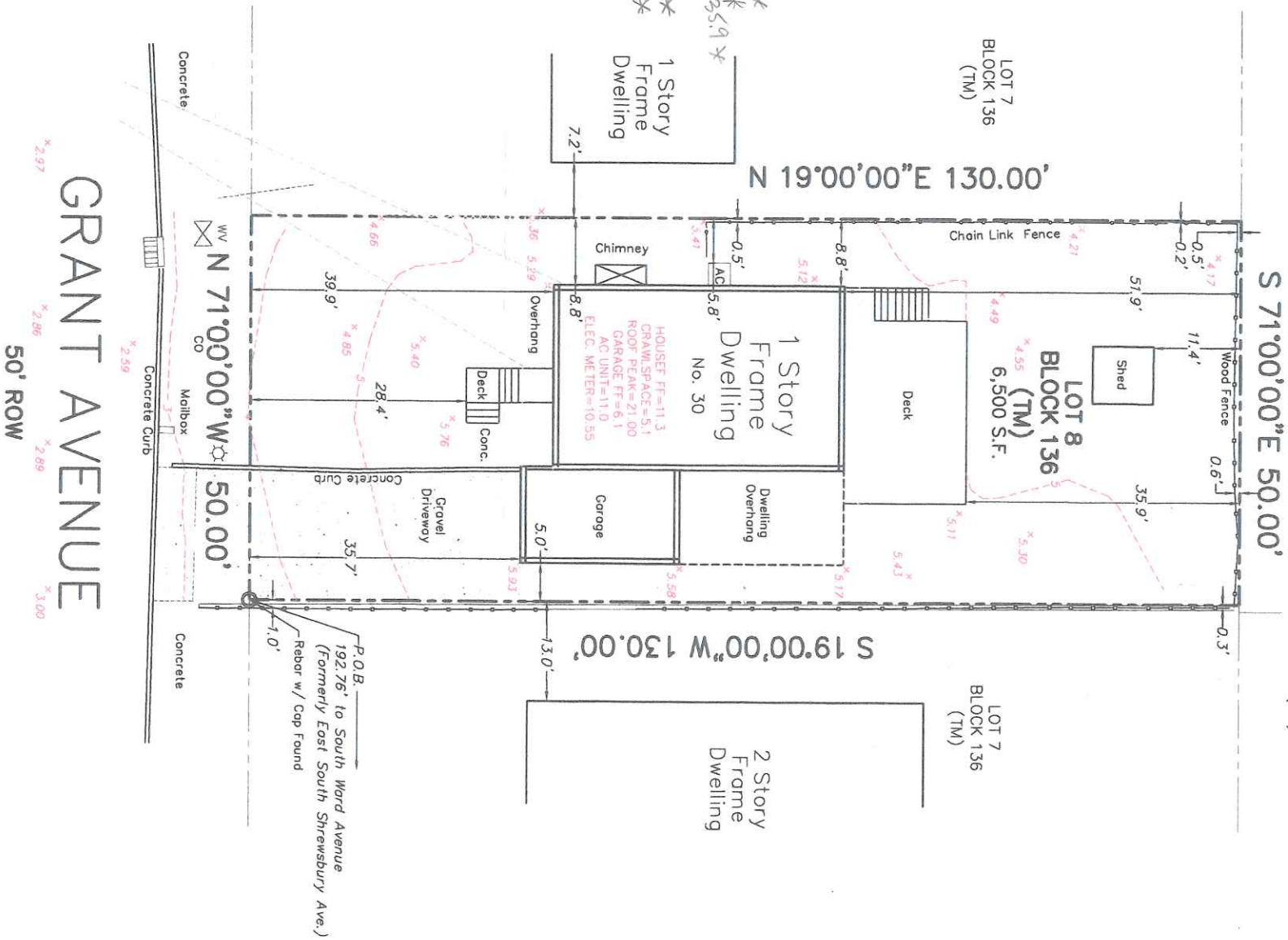




ZONING REQUIREMENTS

RESIDENTIAL R-5		REQUIRED	EXISTING
LOT SIZE	6,000 S.F.	6,500 S.F.	
LOT WIDTH	50 FT.	50.00 FT.	
FRONT YARD	35 FT.	35.7 FT.	
SIDE YARD	6 FT.	5 FT.	
TOTAL SIDE YARD	16 FT.	13.8 FT.	
REAR YARD	35 FT.	51.9 FT.	
BLDG. HEIGHT	35 FT.	15 FT. +/-	
LOT COVERAGE	2853 SQ. FT.*	3,204 SQ. FT.	
BLDG. COVERAGE	1444 SQ. FT.**	1,714 SQ. FT.	

\*2375 + (0.319 x Sq Ft. over 5000)  
\*\*1165 + (0.186 x Sq Ft. over 5000)



FLOOD MAP DATA:  
Monmouth County, NJ - Preliminary Map dated January 31, 2014 No. 34025C0201G - Zone AE / BFE 8 ft. (NAVDB88)

- NOTES:
- Lot and block numbers refer to the Borough of Rumson tax map.
  - Survey of premises performed without benefit of a title report.
  - Survey is subject to agreements, easements, covenants and other restrictions if any.
  - Contractor shall locate underground utilities including sprinklers, gas line, water service and sanitary lateral prior to construction.
  - Elevations are based on USGS NAVD 88 datum based on GPS location of the benchmark indicated on the plans.
  - Field survey performed on October 19, 2015 and boundary lines located and established by Lakeland Surveying, Inc. (Certificate of Authorization No. 24GA28090000).
  - Survey based on Deed Book 5330 Page 680.

To: Any insurer of title relying hereon and any other party in interest: "In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands or on the surface and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown thereon. This responsibility limited to the current matter as of the date of the survey."

Only copies from the original of this survey clearly marked with an original of the land surveyor's embossed seal shall be considered to be valid copies.

This certification is made only to the current parties for purchase and/or mortgage of herein delineated property. No responsibility or liability is assumed by Surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey of title, resale of property, or any other person, either directly or indirectly.

JOB NO.	RE0004431
LSI NO.	140316
DATE	10/21/15
SCALE	1"=20'
FIELD	JSG
DRAWN BY	JES
CHECKED BY	MJC

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NOTICE TO THE CONTRACTOR

PRIOR TO BIDDING AND/OR CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THIS DRAWING AND ALL FIELD CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.



FINAL SURVEY ASBUILT

Prepared for Gary Ruberg & Bernice Ruberg  
30 Grant Avenue  
Tax Lot 8 - Block 136  
Borough of Rumson, Monmouth County, New Jersey

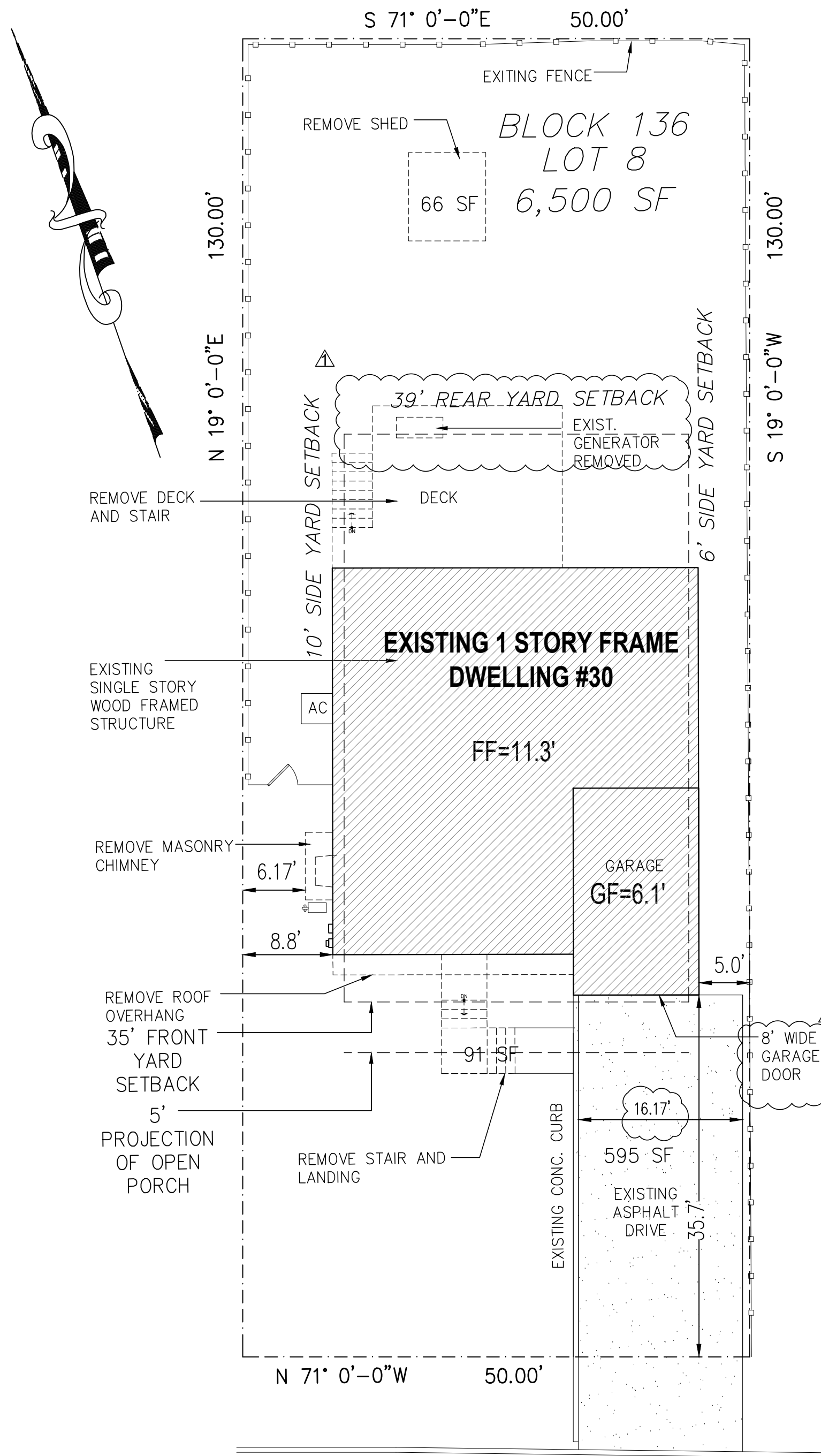
FIELD SURVEY PERFORMED UNDER THE DIRECT SUPERVISION OF:

MARC J. GIFFONE, P.L.S.  
PROFESSIONAL LAND SURVEYOR  
New Jersey License No. GS 41329

Lakeland  
Surveying

117 Hibernia Avenue | Rockaway | NJ  
Ph: (973) 625-5670 | Fx: (973) 625-4121  
www.LakelandSurveying.com  
Certificate of Authorization #24GA28090000





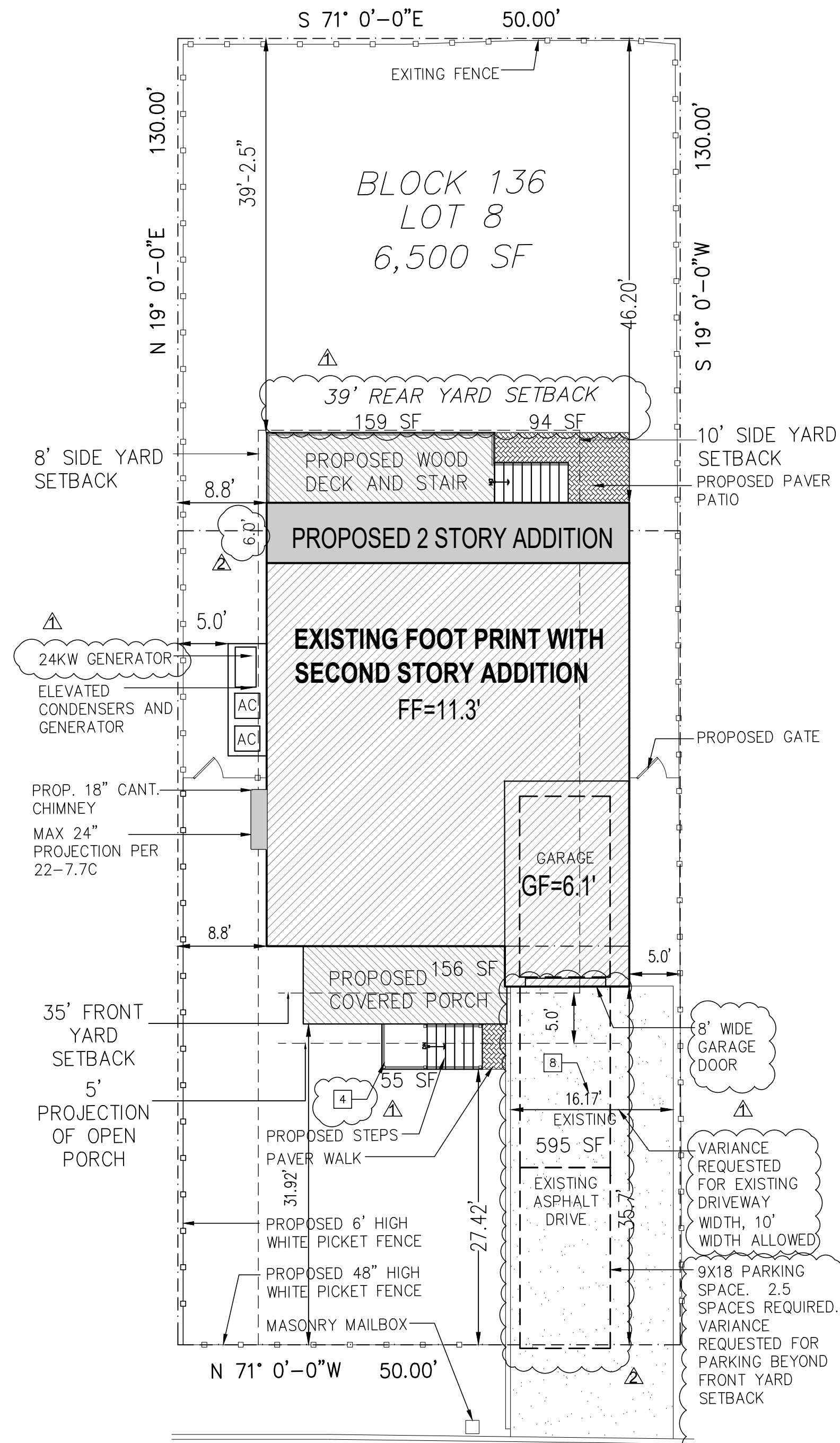
GRANT AVENUE  
(50' R.O.W.)

## 1 SITE REMOVAL PLAN

SCALE: 1" = 10'

### LIST OF REQUESTED VARIANCES:

- 22-7.3a EXPANSION OF A NONCONFORMING BUILDING RESULTING IN ADDITIONAL NONCONFORMITIES  
22-7.3e A NONCONFORMING BUILDING OR STRUCTURE MAYBE ALTERED, PROVIDED THAT THE COST OF THE ALTERATION DOES NOT EXCEED IN THE AGGREGATE, 50% OF THE ASSESSED VALUE OF THE STRUCTURES.  
22-7.3f (2) THE ENLARGEMENT, EXTENSION OR ADDITION CONFORMS TO ALL REQUIREMENT OF THIS CHAPTER AND SHALL NOT RESULT IN THE CREATION OF ANY NONCONFORMITY RELATED TO THE LOT AND THE AGGREGATE OF ALL STRUCTURES OR BUILDING.
- SCHEDULE 5-3A MAX FLOOR AREA RATIO PROPOSED OF 0.52 WHEREAS 0.18 IS EXISTING AND 0.38 IS PERMITTED.
- SCHEDULE 5-3A MAX FLOOR AREA PROPOSED OF 3,363 SF, WHEREAS 1,202 IS EXISTING AND 2,450 IS PERMITTED.
- SCHEDULE 5-4 BUILDING COVERAGE OF 1,807.6 SF, WHEREAS, 1,714 SF IS EXISTING AND 1,444 SF IS PERMITTED (EXISTING NONCONFORMITY INTENSIFIED).
- SCHEDULE 5-1 MINIMUM PRINCIPAL BUILDING SIDE YARD SETBACK OF 5', WHEREAS 8.0' IS REQUIRED. (EXISTING NONCONFORMITY- INTENSIFIED)
- SCHEDULE 5-1, NOTE 16. MIN. PRINCIPAL BUILDING COMBINED SIDE YARD SETBACK OF 13.8' WHEREAS 18.0' IS REQUIRED, (EXISTING NONCONFORMITY-INTENSIFIED)
- 22-9.2B5 (C) PARKING AREAS SHALL NOT BE LOCATED IN ANY REQUIRED FRONT YARD (EXISTING NONCONFORMITY- UNCHANGED)
- 22-7.26H PROPOSED DRIVEWAY WIDTH OF 16.2' LOCATED IN THE FRONT YARD SETBACK, WHEREAS THE PERMITTED WIDTH OF THE DRIVE SERVING THE GARAGE IS 10' (GARAGE + 2') (EXISTING NONCONFORMITY- UNCHANGED)



GRANT AVENUE  
(50' R.O.W.)

## 2 SITE PROPOSED IMPROVEMENTS

SCALE: 1" = 10'

## AREA CALCULATIONS

DESCRIPTION	SQUARE FT	REMARKS
EXISTING FLOOR AREA		
EXISTING FIRST FLOOR AND GARAGE	1,444 G.S.F.	EXCLUDING FRONT PORCH AND DECK
EXISTING CHIMNEY REMOVAL	-18 G.S.F.	
PROPOSED CHIMNEY	9 G.S.F.	
REAR ADDITION	216.6 G.S.F.	
PROPOSED PORCH	156 G.S.F.	
BUILDING COVERAGE	1,807.6 G.S.F.	NON-CONFORMING
LOT COVERAGE		
BUILDING COVERAGE	1,807.6 G.S.F.	
DRIVEWAY	595 G.S.F.	
DECK	159 S.F.	
REAR PAVER AND STEPS	94 S.F.	
AC PLATFORM	44 S.F.	
TOTAL LOT COVERAGE	2,699.6 S.F.	CONFORMING
FLOOR AREA		NOTE 3
FIRST FLOOR	1,342 S.F.	EXCLUDES GARAGE
SECOND FLOOR	1,516 S.F.	
TWO AND HALF STORY	505 S.F.	NOTE 7 1516 X 1/3= 505.3 SF "HABITABLE"
	3,363 S.F.	
TWO AND HALF STORY AREA, 5' AND ABOVE	900 S.F.	HALF STORY MAX OF 60% OF 2ND FLOOR 1516X0.60=909.6 SF ALLOWED. 900 SF < 909.6 SF CONFORMS

FLOOD ZONE AE / BFE 8' 34025C0201H

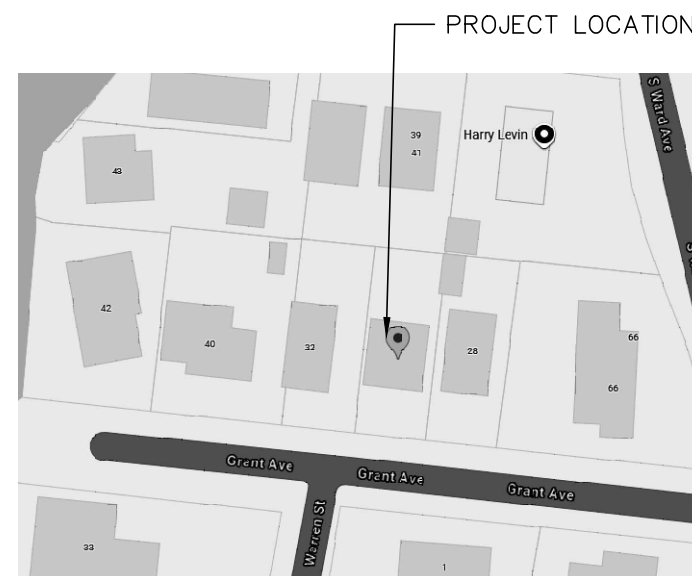
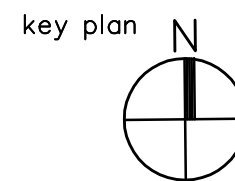
## ZONING DATA

ZONING TABLE (ZONE: R-5)					
DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROVIDED	REMARKS	NOTES
HEIGHT	2 1/2 STORIES 35' MAX RIDGE 26' EAVES (FROM BFE)	1 STORY 21'	2 1/2 STORIES 34'-11"	CONFORMING	
SETBACK					
(FRONT)	35'	35.7'	35.7'	CONFORMING	
(SIDE)	6' +2' = 8'	5'	5'	EXISTING NON-CONFORMING VARIANCE REQUESTED	6
(TOTAL SIDE)	16' +2' = 18'	13.8'	13.8'	EXISTING NON-CONFORMING VARIANCE REQUESTED	6
(REAR)	0.30 x 130=39'	51.9'	46.2' STRUCTURE 39.21' DECK	CONFORMING	5
MIN LOT AREA	6000 SF	6,500 SF		CONFORMING	
LOT COVERAGE	2375 +(0.319 x SF OVER 5000) 5000-6500= 1500 X 0.319=478.5 478.5+2375=2853.5 SF	3,204 SF	2,699.6 S.F.	CONFORMING	
BUILDING COVERAGE	1165 +(0.186 x SF OVER 5000) 5000-6500=1500 X 0.186=279 SF 279+1165= 1444 SF	1,714 SF	1,807.6 SF	NON-CONFORMING VARIANCE REQUESTED	
FLOOR AREA RATIO	5000 X 0.4=2000 1500 X 0.3= 450 2450 2450/ 6500 = .38 MAX FAR =2,450 SF	1202 SF  1202/6500= .18 FAR	1342 SF 1ST FLR 1516 SF 2ND FLR 505 SF 2.5 FLR 3,363 SF 3,363/6500 = .52 FAR	NON-CONFORMING VARIANCE REQUESTED	

### NOTES:

- PER SCHEDULE 5-1 (9) THAT PORTION OF A ROOFED, OPEN-SIDED PORCH FACING A FRONT YARD, WHICH DOES NOT EXCEED 10% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA, MAY BE EXCLUDED FROM THE CALCULATION OF THE MAXIMUM LOT AND BUILDING COVERAGE FOR A SINGLE-FAMILY RESIDENTIAL DWELLING. THE PORCH MAY BE SCREENED AND INCLUDE PORCH RAILING AND/OR BALUSTRADE AND, BELOW THE FLOOR LEVEL, PORCH LATTICE OR OTHER ENCLOSURE AROUND THE FOUNDATION, BUT IT SHALL NOT OTHERWISE BE ENCLOSED.
- NOT USED.
- FLOOR AREA IS MEASURED BETWEEN THE INSIDE FACE OF EXTERIOR WALLS. PER 22-2.
- PROPOSED FRONT STAIRS ARE IN THE FRONT YARD SETBACK WHICH IS PERMITTED PER SCHEDULE 5-1, NOTE 20.
- IN THE R-5 ZONE, THE MINIMUM REAR YARD REQUIRED SHALL BE AT LEAST 30% OF THE LOT DEPTH, ROUNDED UP TO THE FULL FOOT, OR 35 FEET, WHICHEVER IS GREATER, BUT NOT TO EXCEED 50 FEET.
- PER SCHEDULE 5-1 IF FLOOR AREA EXCEEDS EIGHTY-FIVE (85%) PERCENT OF THE MAXIMUM PERMITTED, THE MINIMUM SIDE YARD SHALL BE THE GREATER OF: 1) THE MINIMUM YARD REQUIREMENT SHOWN IN SCHEDULE 5-1 PLUS TWO (2') FEET OR 2) THE MINIMUM YARD REQUIREMENT DETERMINED FROM NOTE 7, WHERE APPLICABLE.
- HABITABLE ATTIC SHALL HAVE AND APPROVED STAIRWAY AND CEILING ARE AT A MIN. OF 7' ABOVE THE ATTIC FLOOR AND IS NOT MORE THAN  $\frac{1}{3}$  THE AREA OF THE NEXT FLOOR BELOW.
- MAX DRIVEWAY WIDTH SERVING AND ATTACHED GARAGE IS THE GARAGE DOOR WIDTH PLUS TWO FEET.

key plan



BLOCK : 136  
LOT : 8  
CONST. CLASS : V B

Architect

**CHRIS RUDMAN**  
**ARCHITECT**

11 TOPAZ DRIVE JACKSON, NJ 08527 732.331.9790  
CHRISRUDMAN96@GMAIL.COM

Issued for REVIEW ZONING date 11.10.24 11.15.24

REVISD PER COMMENTS 11.28.24  
REVISD PER COMMENTS 3.3.25

### CONSTRUCTION DOCUMENT NOTE

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CHRIS RUDMAN, AIA  
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MARKOV RESIDENCE

30 GRANT AVENUE  
RUMSON, NJ

ALTERATIONS TO RESIDENCE

drawing title

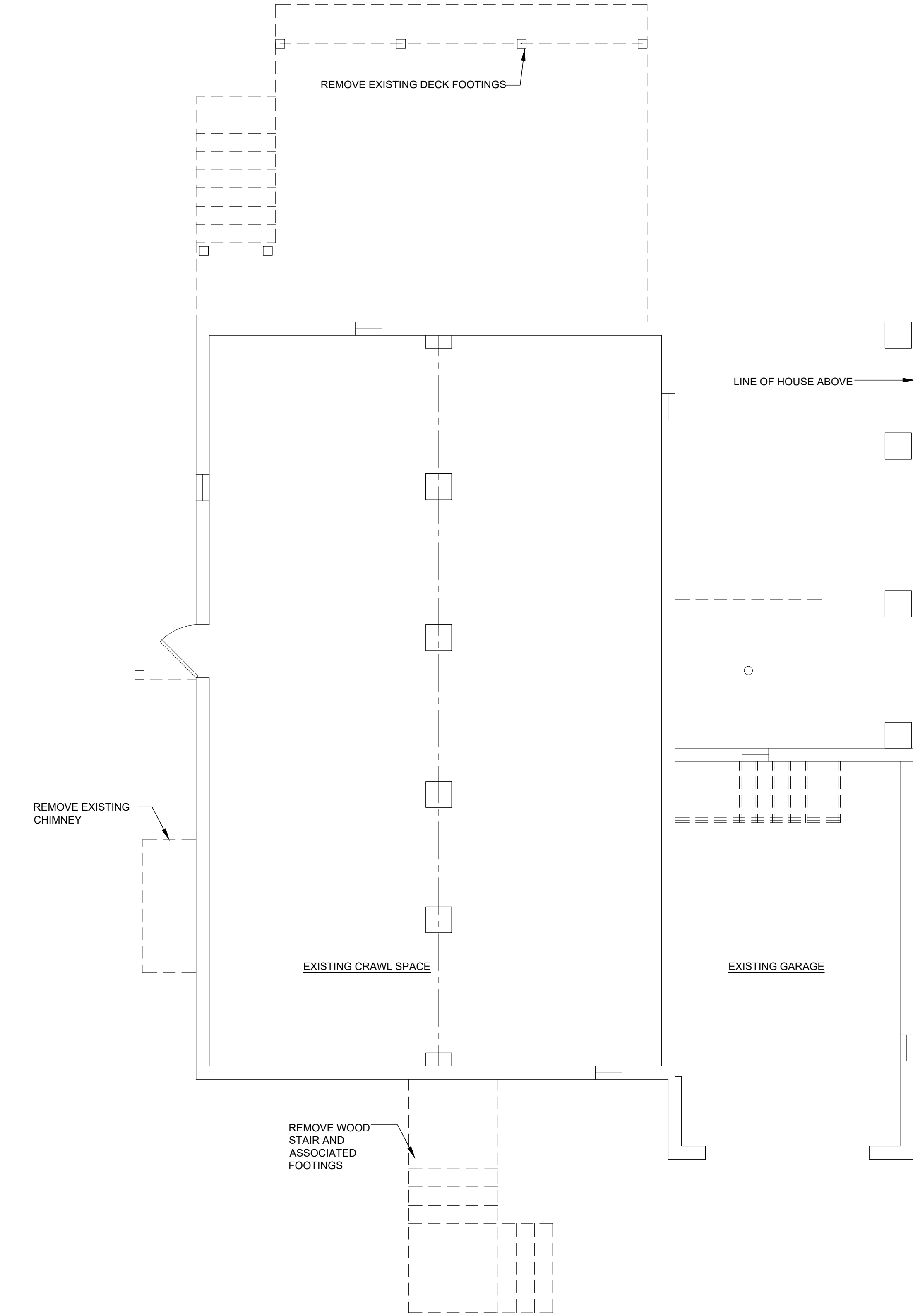
SITE PLAN

project no 24017.00

sheet no.

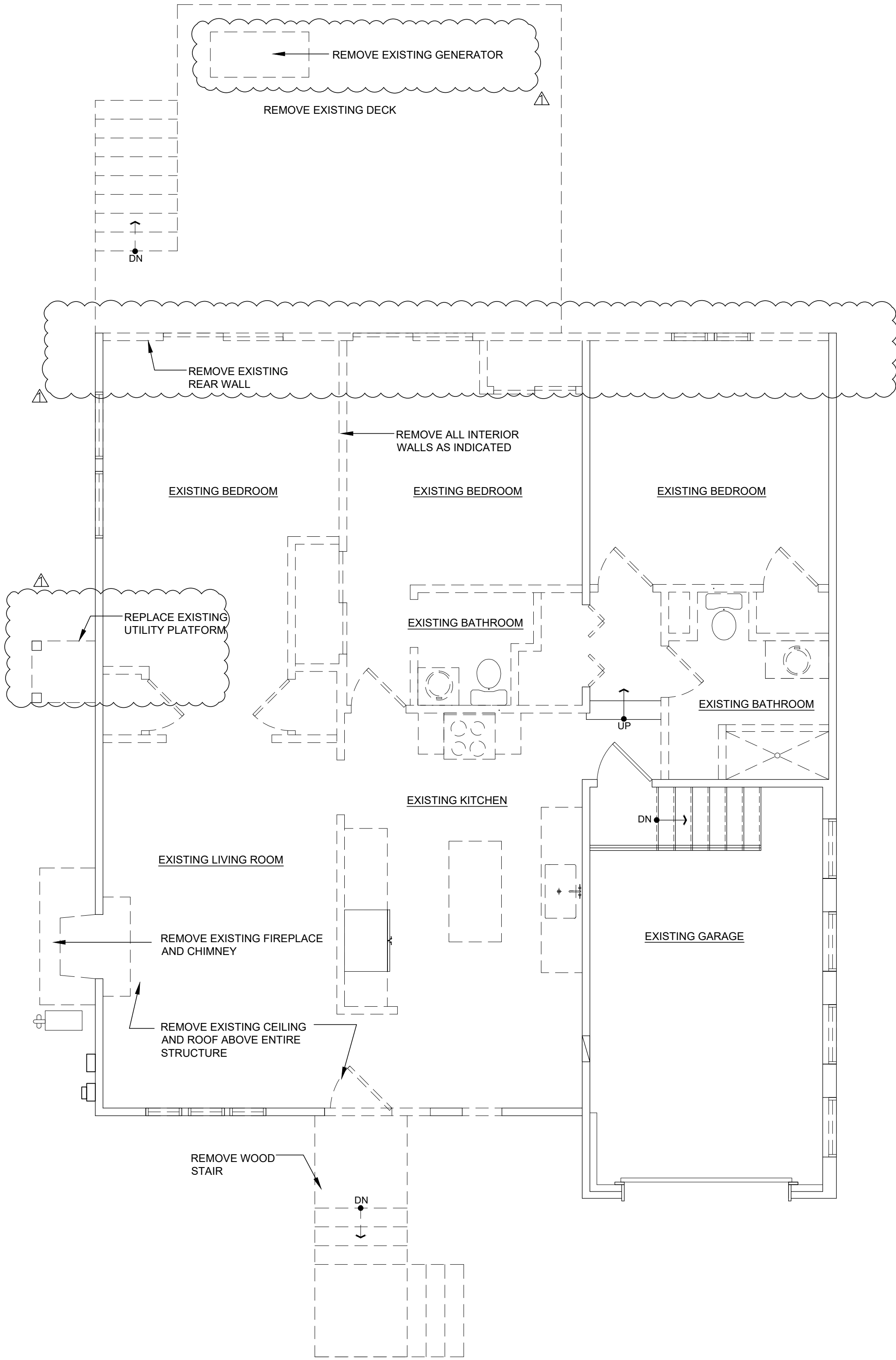
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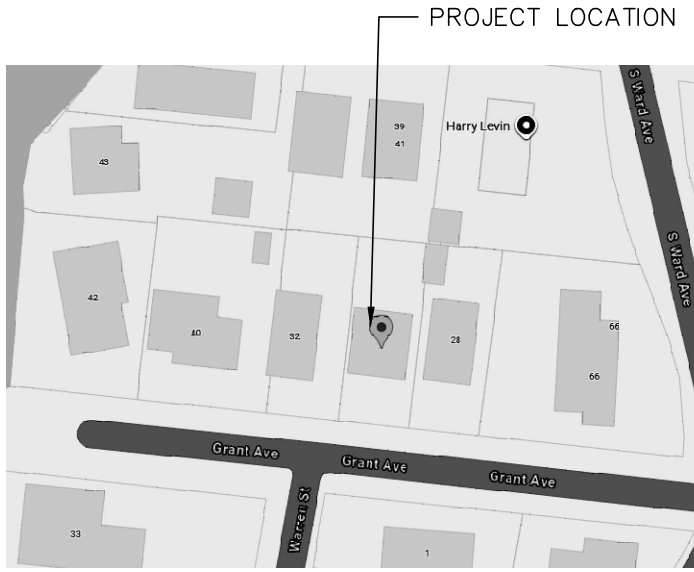
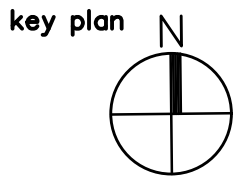


1 FOUNDATION REMOVAL PLAN  
SCALE: 1/4" = 1'-0"

CONSTRUCTION LEGEND  
--- PARTITION TO BE REMOVED



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



BLOCK : 136  
LOT : 8  
CONST. CLASS : V B

Architect

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issued for	date
REVIEW	11.10.24
ZONING	11.15.24

△ REVISED REMOVAL PLAN 3.3.25

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MARKOV RESIDENCE

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RUMSON, NJ  
ALTERATIONS TO RESIDENCE

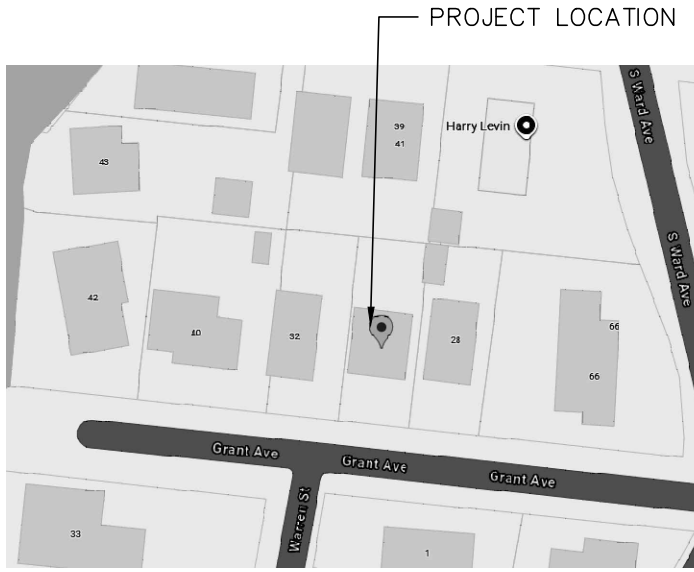
drawing title

REMOVAL PLANS

project no 24017.00

sheet no.

A1.00



BLOCK : 136  
LOT : 8  
CONST. CLASS : V B

Architect

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RUMSON, NJ  
ALTERATIONS TO RESIDENCE

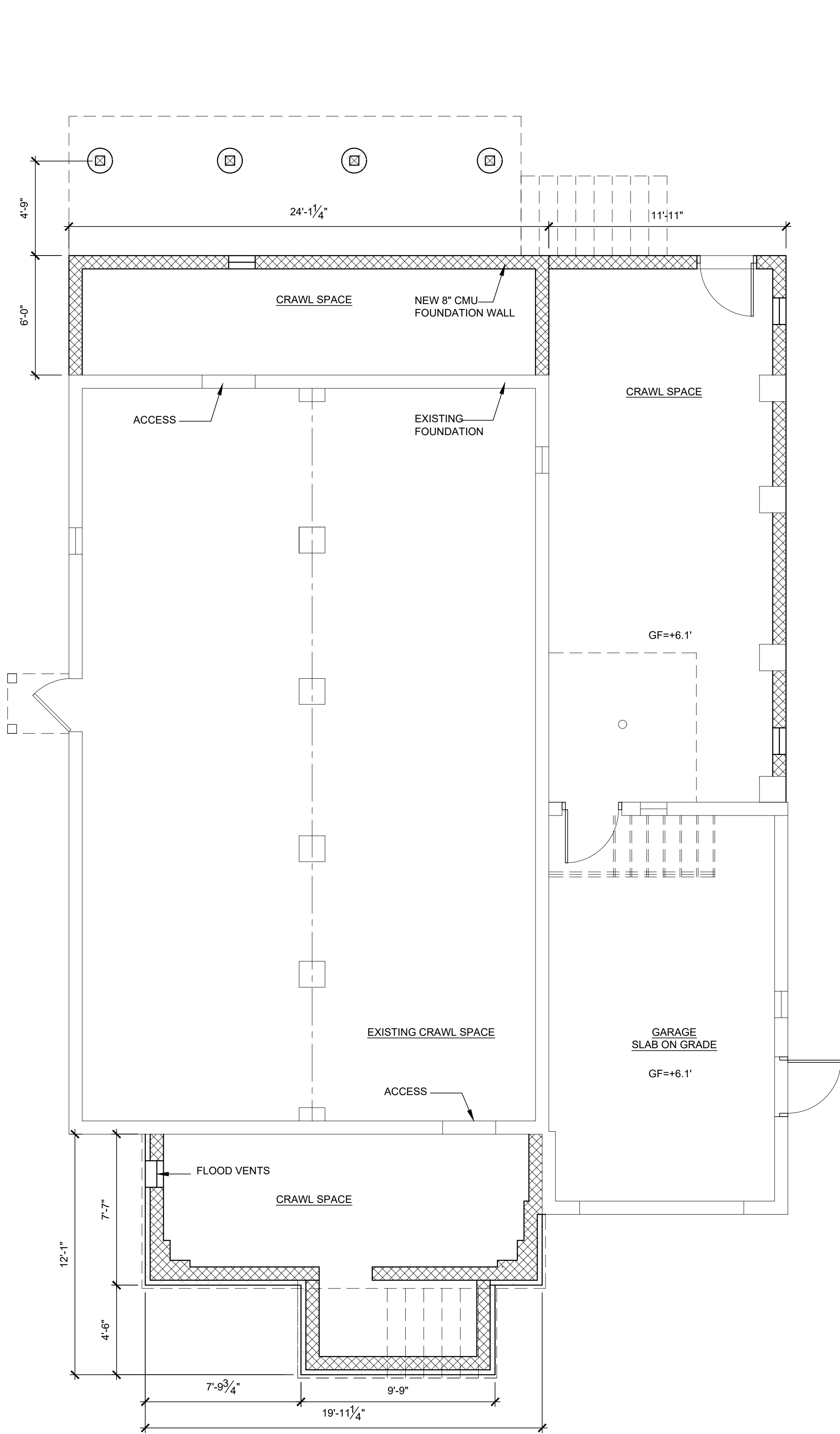
drawing title

FOUNDATION AND  
FIRST FLOOR PLAN

project no 24017.00

sheet no.

A1.01



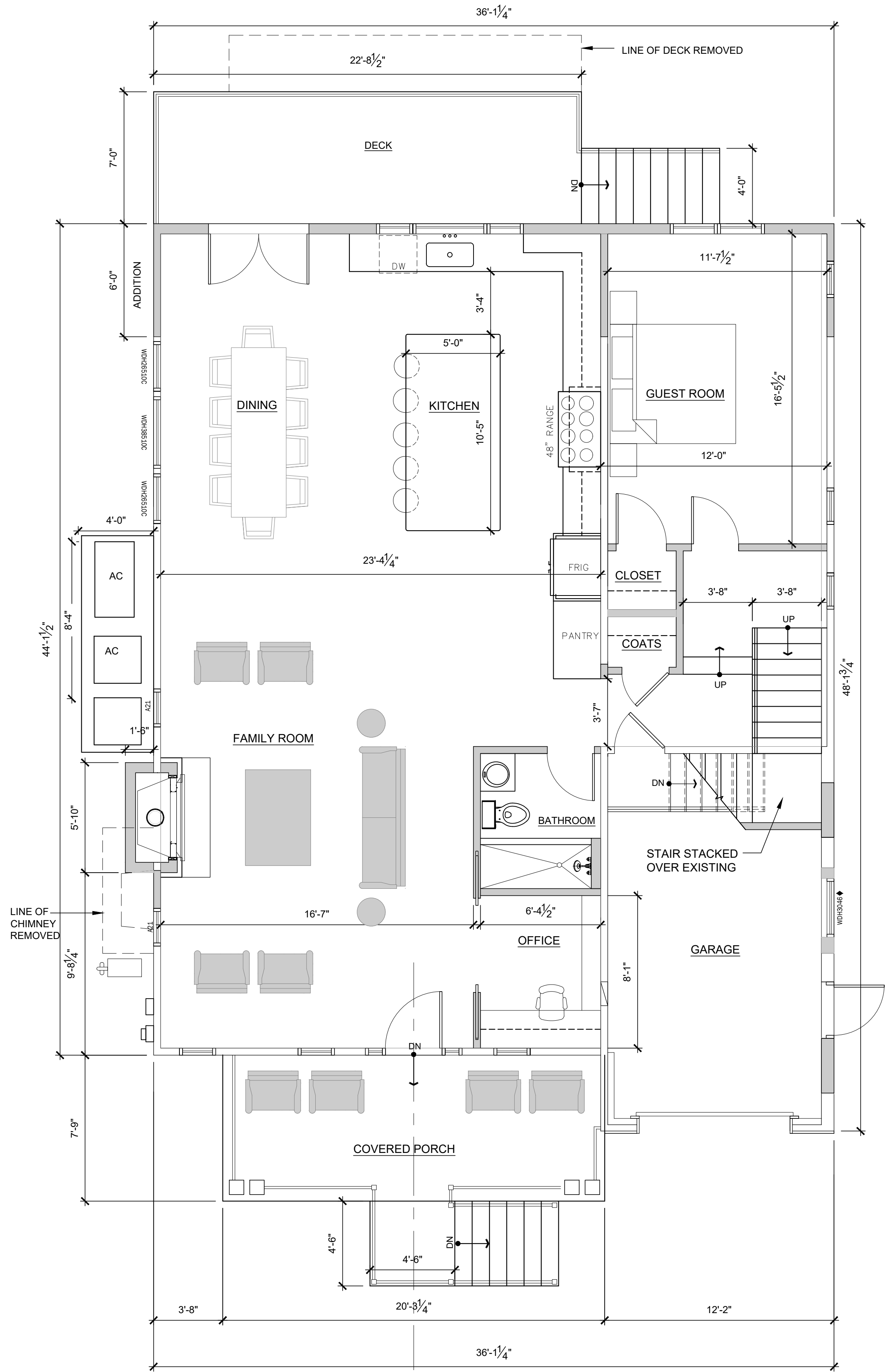
1 FOUNDATION PLAN

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

CONSTRUCTION LEGEND

PROPOSED PARTITION  
(2X4 D.F. STUD #2 OR BETTER)

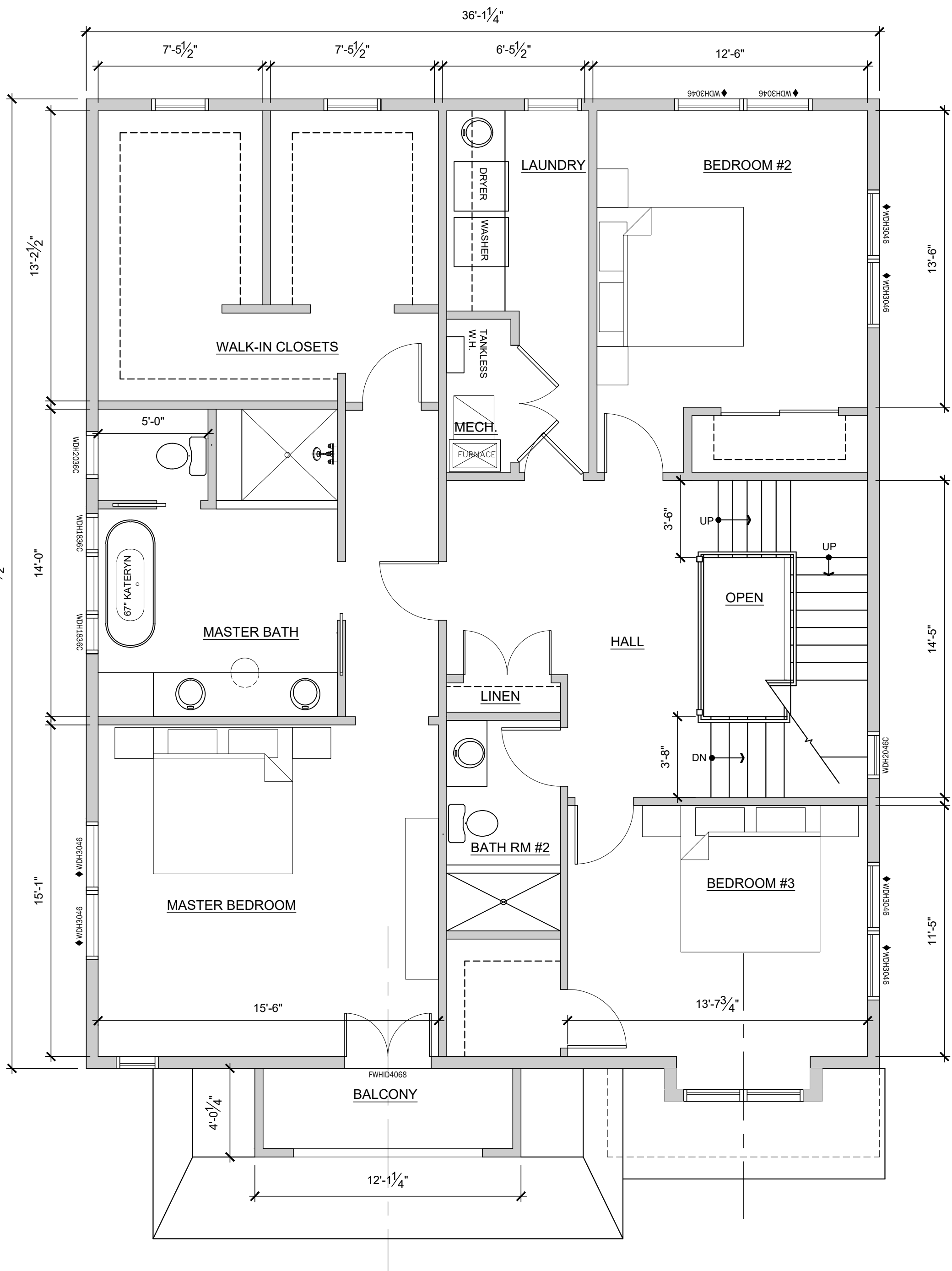
PROPOSED DOOR



2 FIRST FLOOR PLAN

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



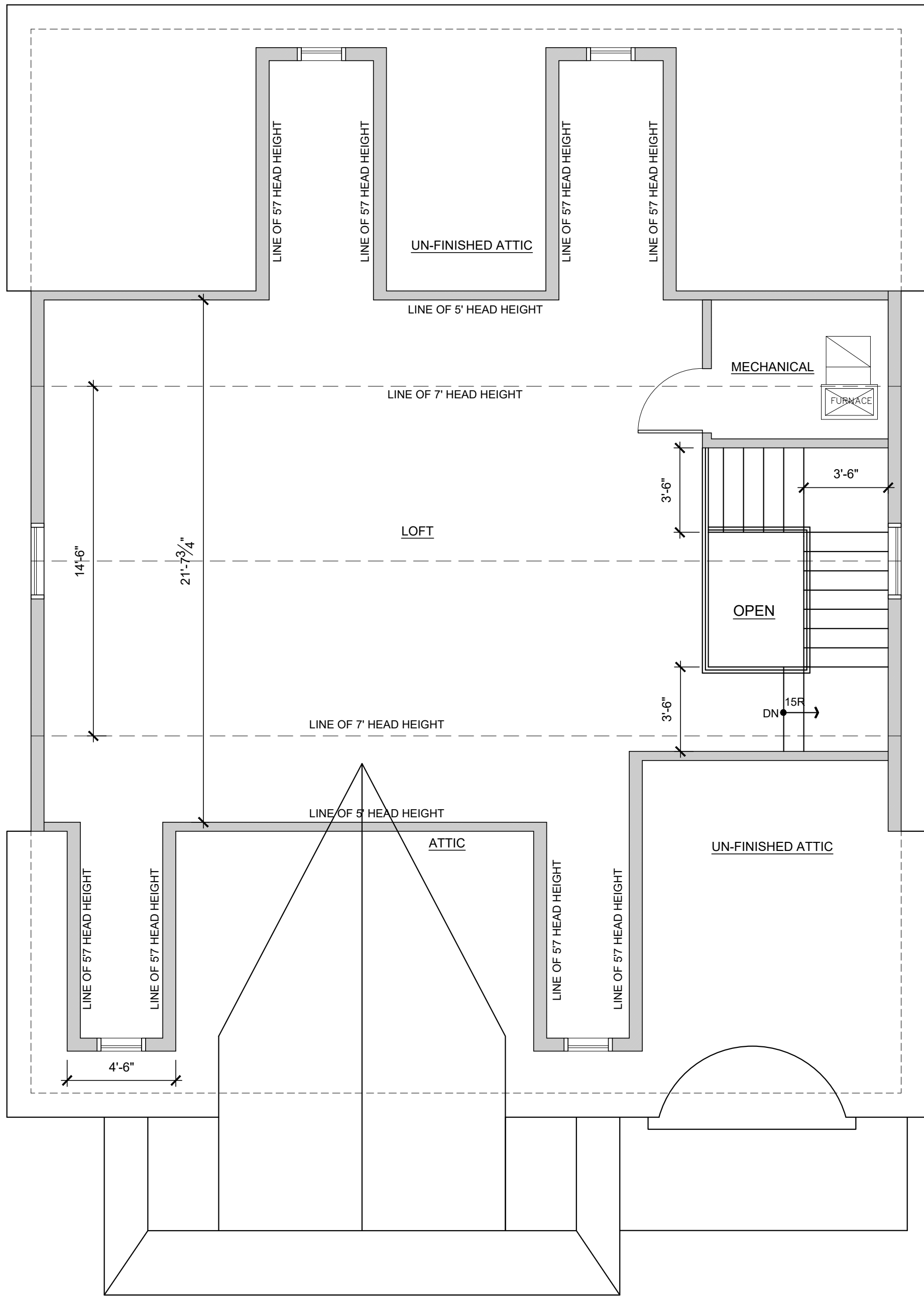


1 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

## CONSTRUCTION LEGEND

PROPOSED PARTITION  
(2X4 D.F. STUD #2 OR BETTER)

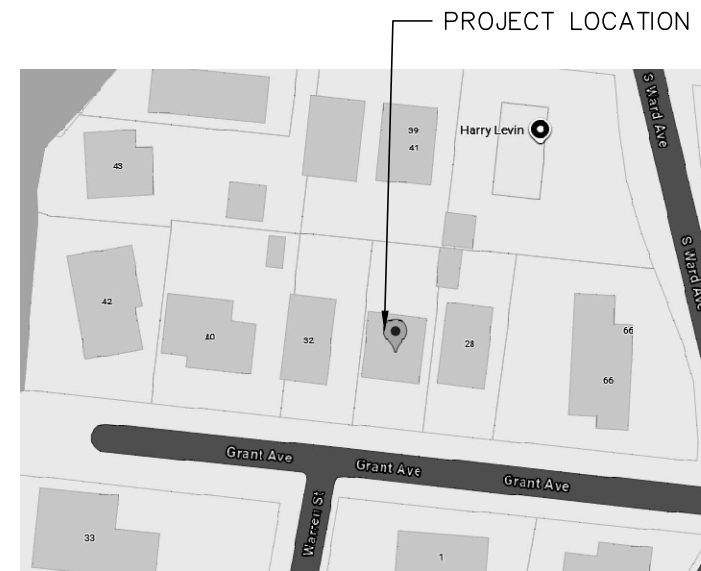
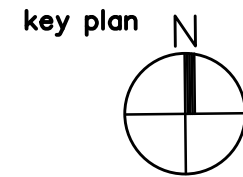
PROPOSED DOOR



2 HALF STORY PLAN  
SCALE: 1/4" = 1'-0"

### HABITABLE ATTIC

- SHALL MEAN AN ATTIC WHICH HAS AN APPROVED STAIRWAY AS A MEANS OF ACCESS AND EGRESS AND IN WHICH THE CEILING AREA IS AT A MINIMUM HEIGHT OF SEVEN (7) FEET ABOVE THE ATTIC FLOOR AND IS NOT MORE THAN 1/3 THE AREA OF THE NEXT FLOOR BELOW, WHICH IS IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2015
- HABITABLE ATTIC CALCULATION: BUILDING AREA OF SECOND FLOOR = 1593 X .33 = 525.69 SF ALLOWABLE HABITABLE ATTIC AREA.



BLOCK : 136  
LOT : 8  
CONST. CLASS : V B

Architect

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issued for	date
REVIEW	11.10.24
ZONING	11.15.24

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MARKOV RESIDENCE

30 GRANT AVENUE  
RUMSON, NJ

ALTERATIONS TO RESIDENCE

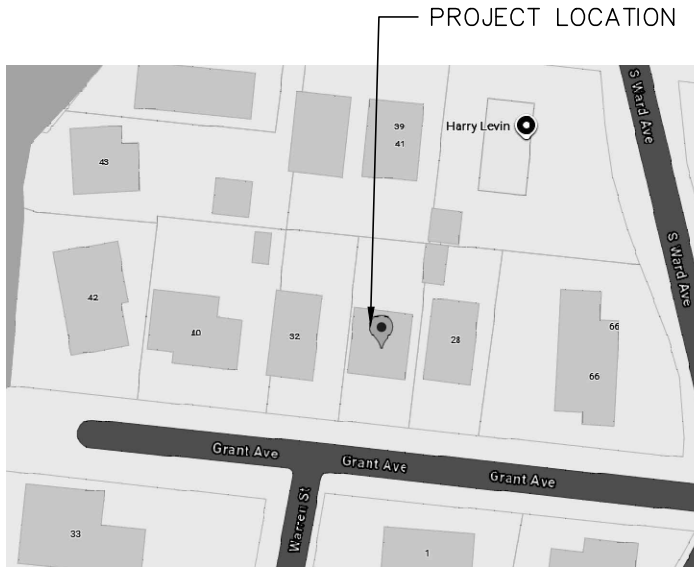
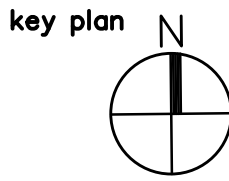
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SECOND AND HALF  
STORY PLANS

project no 24017.00

sheet no.

A1.02



BLOCK : 136  
LOT : 8  
CONST. CLASS : V B

Architect

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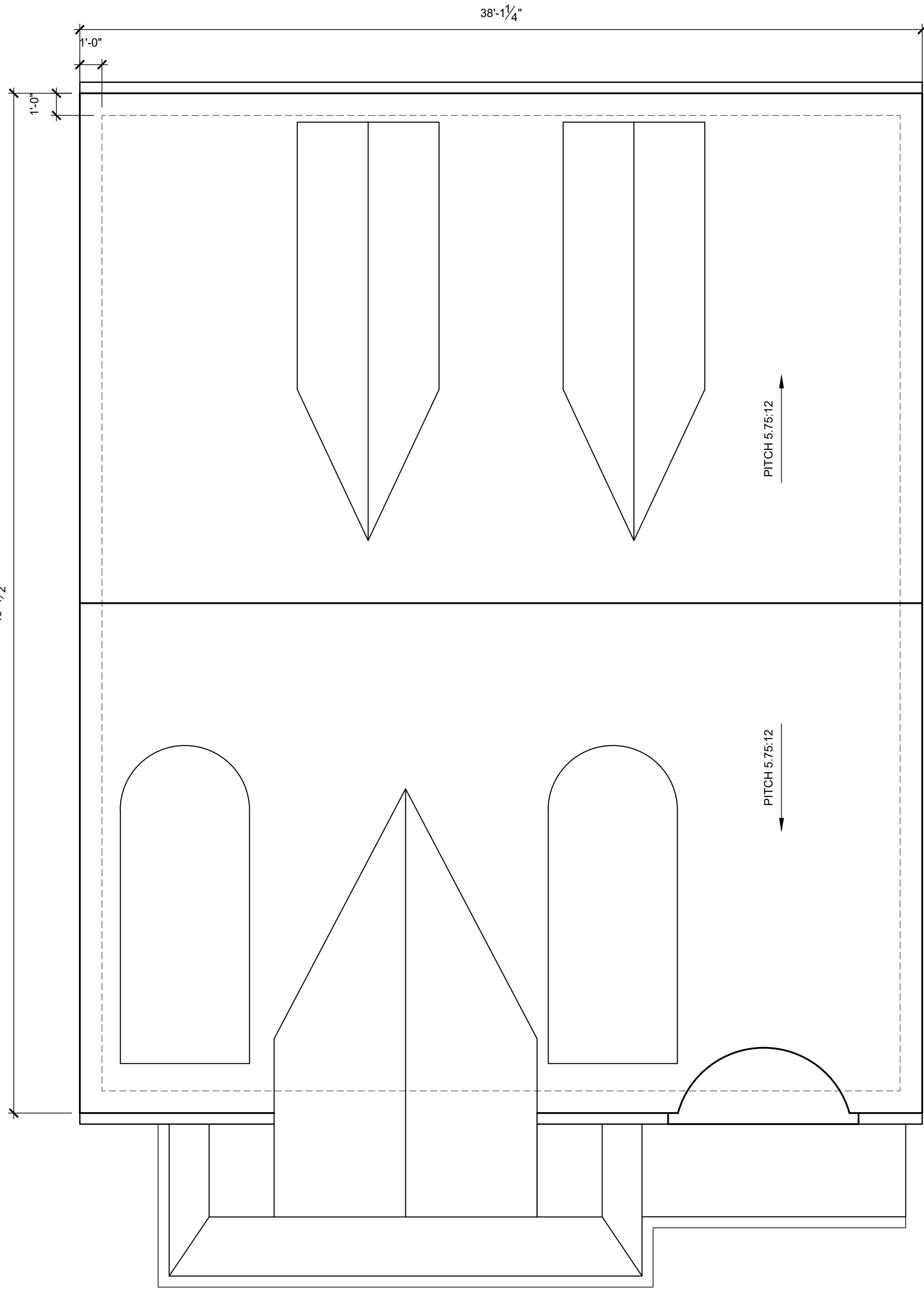
drawing title

ROOF PLAN

project no 24017.00

sheet no.

A1.03



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

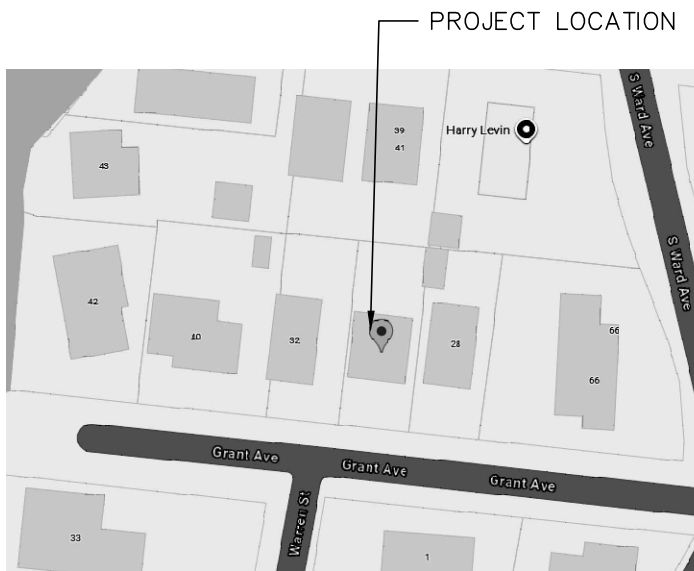
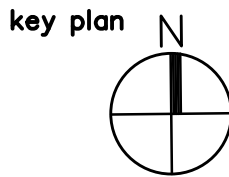




1 NORTH ELEVATION-(FRONT)  
SCALE: 1/4" = 1'-0"

## ELEVATION NOTES: # REFERS TO KEYNOTE

1. REFER TO T1.01 FOR ADDITIONAL INFORMATION AND LEGENDS.
2. EXTERIOR WATER PROOF LIGHT FIXTURES ARE SELECTED BY OWNER, PROVIDE PROPER BACK BOX.
3. WINDOWS SHALL HAVE INSULATED CLEAR LOW-E GLAZING.
4. PROVIDE PREFINISHED METAL DRIP EDGE TO MATCH TRIM COLOR, TYPICAL.
5. WHITE ALUMINUM LEADER DRAIN INTO LEADER BOOT AND DIRECT AWAY FROM HOUSE VIA UNDERGROUND 4" STORM LINE AND DRAIN TO DAY LIGHT.
6. SCHEDULED VINYL SIDING.
7. SCHEDULED ASPHALT SHINGLES.
8. 10X10 CPVC COLUMN ENCLOSURE AROUND 6X6 P.T. POST.
9. 36" RAILING SYSTEM WITH BALUSTERS AT 4" O.C.
10. LINE OF FOUNDATION.
11. 3" STONE VENEER
12. 2" STONE WATER TABLE.
13. VENTED RIDGE WITH RIDGE SHINGLE.
14. STANDING SEAM METAL ROOF.
15. SNOW STOPS.
16. 3.5" CPVC CROWN.
17. CPVC FASCIA AND RAKES.
18. FRIEZE BOARD.
19. CPVC BEAM TRIM.



BLOCK : 136  
LOT : 8  
CONST. CLASS : V B

Architect

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MARKOV RESIDENCE

30 GRANT AVENUE  
RUMSON, NJ

ALTERATIONS TO RESIDENCE

drawing title

EXTERIOR ELEVATIONS

project no 24017.00

sheet no.

A2.01



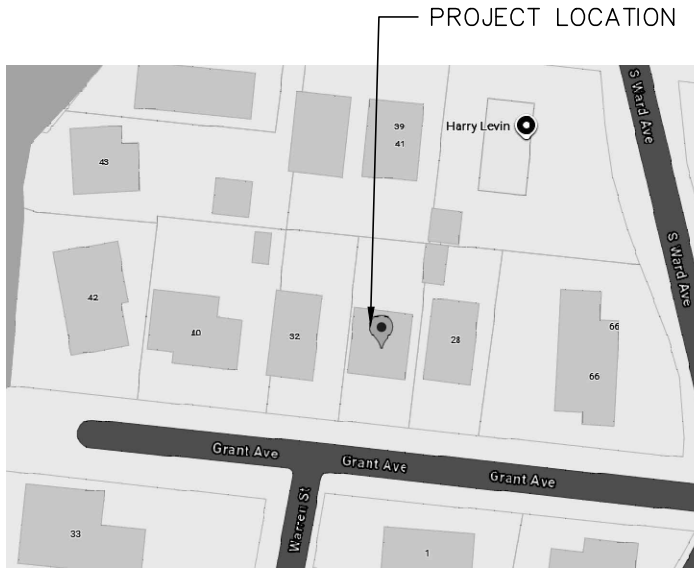
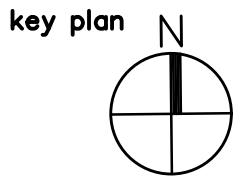
2 EAST ELEVATION-(SIDE)  
SCALE: 1/4" = 1'-0"



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



2 WEST ELEVATION-(SIDE)  
SCALE: 1/4" = 1'-0"



BLOCK : 136  
LOT : 8  
CONST. CLASS : V B

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RUMSON, NJ  
ALTERATIONS TO RESIDENCE

drawing title  
**EXTERIOR ELEVATIONS**





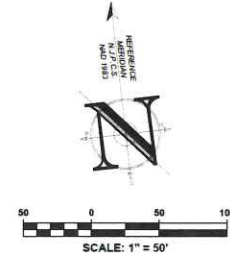




# Markov Residence

## Aerial Exhibit

*Block 136, Lot 8 - Rumson, Monmouth County, New Jersey*



NOTE:  
AERIAL MAPPING SHOWN HEREON TAKEN FROM NEAR MAP DATED  
MARCH 25, 2025. PROPERTY BOUNDARY TAKEN FROM SURVEY  
PREPARED BY LAKELAND SURVEYING.





1 WARREN STREET



28 GRANT AVENUE



30 GRANT AVENUE  
(PROPERTY IN QUESTION)



32 GRANT AVENUE



33 GRANT AVENUE



39 & 41  
WASHINGTON STREET  
AVE



40 GRANT AVENUE



70 & 72  
S WARD AVENUE



GRANT STREET  
LOOKING EAST



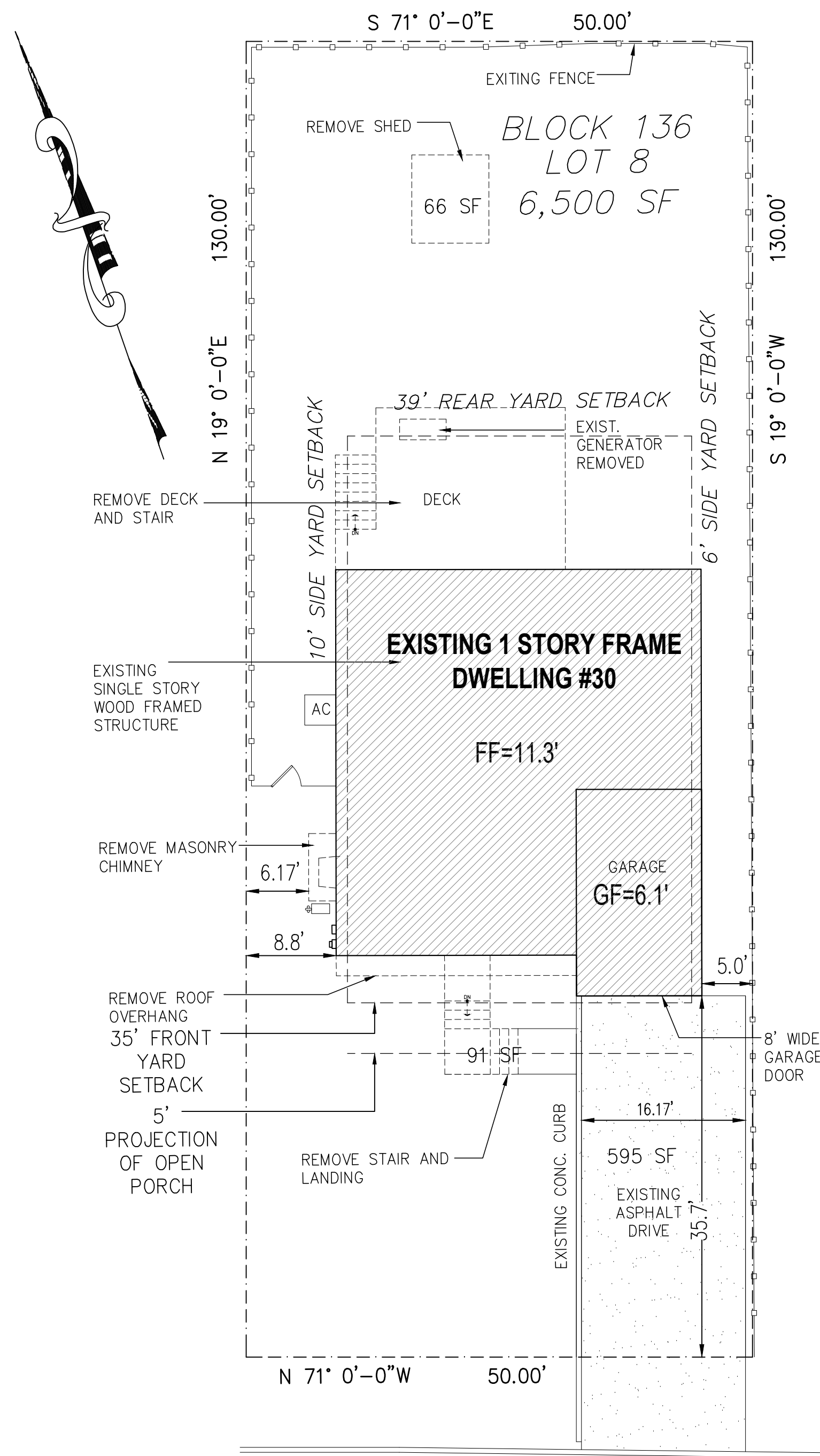
WARREN ST LOOKING  
SOUTH FROM THE  
PROPERTY IN QUESTION

## Markov Residence

### Photo Exhibit

*B*lock 136, Lot 8 - Rumson, Monmouth County, New Jersey





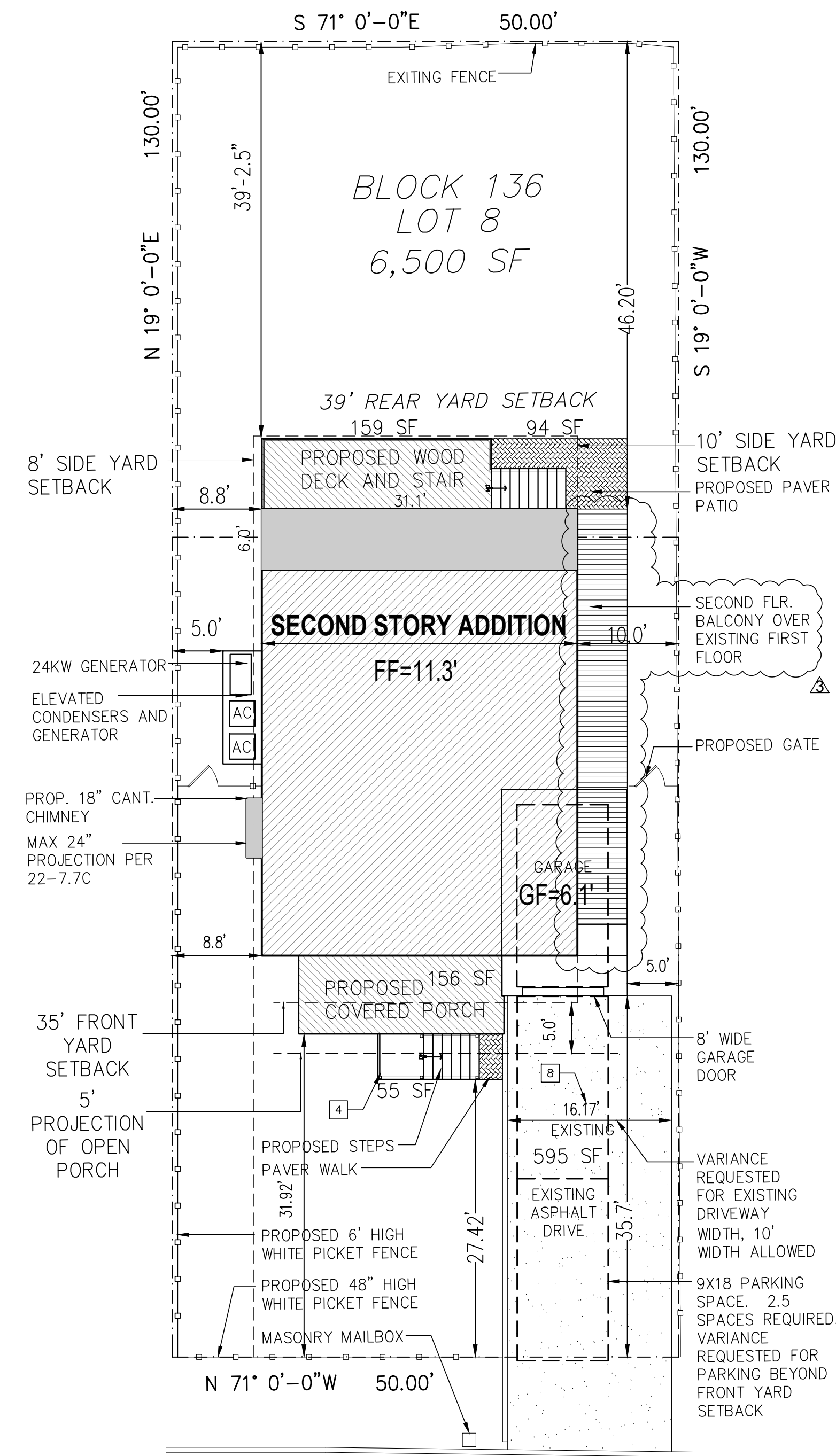
GRANT AVENUE  
(50' R.O.W.)

# 1 SITE REMOVAL PLAN

SCALE: 1" = 10'

LIST OF REQUESTED VARIANCES:

1. 22-7.3a EXPANSION OF A NONCONFORMING BUILDING RESULTING IN ADDITIONAL NONCONFORMITIES
2. 22-7.3e A NONCONFORMING BUILDING OR STRUCTURE MAYBE ALTERED, PROVIDED THAT THE COST OF THE ALTERATION DOES NOT EXCEED IN THE AGGREGATE, 50% OF THE ASSESSED VALUE OF THE STRUCTURES.
3. 22-7.3F (2) THE ENLARGEMENT, EXTENSION OR ADDITION CONFORMS TO ALL REQUIREMENT OF THIS CHAPTER AND SHALL NOT RESULT IN THE CREATION OF ANY NONCONFORMITY RELATED TO THE LOT AND THE AGGREGATE OF ALL STRUCTURES OR BUILDING.
4. SCHEDULE 5-3A MAX FLOOR AREA PROPOSED OF 0.47 WHEREAS 0.18 IS EXISTING AND 0.38 IS PERMITTED.
5. SCHEDULE 5-3A MAX FLOOR AREA PROPOSED OR 3,065 SF WHEREAS 1,202 IS EXISTING AND 2,450 IS PERMITTED.
6. SCHEDULE 5-4 BUILDING COVERAGE OF 1,807.6 SF, WHEREAS, 1,714 SF IS EXISTING AND 1,444 SF IS PERMITTED (EXISTING NONCONFORMITY INTENSIFIED).
7. SCHEDULE 5-1 MINIMUM PRINCIPAL BUILDING SIDE YARD SETBACK OF 5', WHEREAS 8.0' IS REQUIRED. (EXISTING NONCONFORMITY UNCHANGED)
8. SCHEDULE 5-1, NOTE 16. MIN. PRINCIPAL BUILDING COMBINED SIDE YARD SETBACK OF 13.8' WHEREAS 18.0' IS REQUIRED, (EXISTING NONCONFORMITY INTENSIFIED)
9. 22-9.2B5 (C) PARKING AREAS SHALL NOT BE LOCATED IN ANY REQUIRED FRONT YARD (EXISTING NONCONFORMITY- UNCHANGED)
10. 22-7.26H PROPOSED DRIVEWAY WIDTH OF 16.2' LOCATED IN THE FRONT YARD SETBACK, WHEREAS THE PERMITTED WIDTH OF THE DRIVE SERVING THE GARAGE IS 10' (GARAGE + 2') (EXISTING NONCONFORMITY- UNCHANGED)



GRANT AVENUE  
(50' R.O.W.)

## 2 SITE PROPOSED IMPROVEMENTS

SCALE: 1" = 10'

## AREA CALCULATIONS

DESCRIPTION	SQUARE FT	REMARKS
EXISTING FLOOR AREA		
EXISTING FIRST FLOOR AND GARAGE	1,444 G.S.F.	EXCLUDING FRONT PORCH AND DECK
EXISTING CHIMNEY REMOVAL	-18 G.S.F.	
PROPOSED CHIMNEY	9 G.S.F.	
REAR ADDITION	216.6 G.S.F.	
PROPOSED PORCH	156 G.S.F.	NOT TO BE INCLUDED IN BLDG COVERAGE NOTE 1
BUILDING COVERAGE	1,651.6G.S.F.	NON-CONFORMING
LOT COVERAGE		
BUILDING COVERAGE	1,807.6 G.S.F.	
DRIVEWAY	595 G.S.F.	
DECK	159 S.F.	
REAR PAVER AND STEPS	94 S.F.	
AC PLATFORM	44 S.F.	
TOTAL LOT COVERAGE	2,699.6 S.F.	CONFORMING
FLOOR AREA		NOTE 3
FIRST FLOOR	1,342 S.F.	EXCLUDES GARAGE
SECOND FLOOR	1,292 S.F.	
TWO AND HALF STORY	431 S.F.	NOTE 7 1,292 X 1/3= 431 SF "HABITABLE" ALLOWED
	3,065 S.F.	
TWO AND HALF STORY AREA, 5' AND ABOVE	774 S.F.	HALF STORY MAX OF 60% OF 2ND FLOOR 1292X0.60=775.2 SF ALLOWED. 775.2 SF < 774 SF CONFORMS

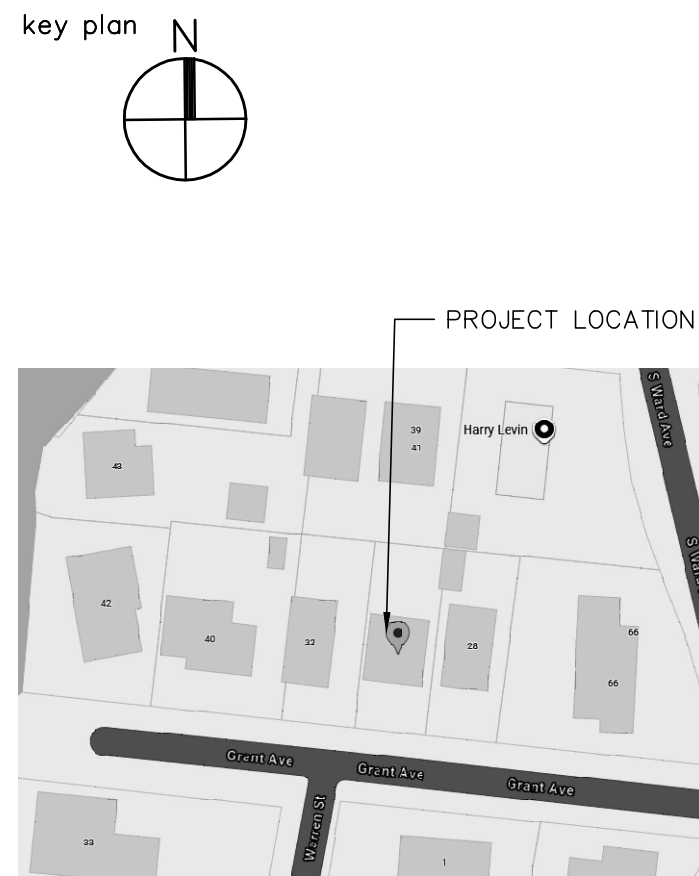
FLOOD ZONE AE / BFE 8' 34025C0201H

## ZONING DATA

ZONING TABLE (ZONE: R-5)					
DESCRIPTION	REQUIRED/PERMITTED	EXISTING	PROVIDED	REMARKS	NOTES
HEIGHT	2 1/2 STORIES 35' MAX RIDGE 26' EAVES (FROM BFE)	1 STORY 21'	2 1/2 STORIES 34'-11" FROM BFE	CONFORMING	2
SETBACK					
(FRONT)	35'	35.7'	35.7'	CONFORMING	
(SIDE)	6' +2' = 8'	5'	5'	EXISTING NON-CONFORMING VARIANCE REQUESTED	6
(TOTAL SIDE)	16' +2' =18'	13.8'	13.8'	EXISTING NON-CONFORMING VARIANCE REQUESTED	6
(REAR)	0.30 x 130=39'	51.9'	46.2' STRUCTURE 39.21' DECK	CONFORMING	5
MIN LOT AREA	6000 SF	6,500 SF		CONFORMING	
LOT COVERAGE	2375 +(0.319 x SF OVER 5000) 5000-6500= 1500 X 0.319=478.5 478.5+2375=2853.5 SF	3,204 SF	2,699.6 S.F.	CONFORMING	
BUILDING COVERAGE	1165 +(0.186 x SF OVER 5000) 5000-6500=1500 X 0.186=279 SF 279+1165= 1444 SF	1,714 SF	1,651.6 G.S.F.	NON-CONFORMING VARIANCE REQUESTED	
FLOOR AREA RATIO	5000 X 0.4=2000 1500 X 0.3= 450 2450 2450/ 6500 = .38 MAX FAR =2,450 SF	1202 SF  1202/6500= .18 FAR	1342 SF 1ST FLR 1292 SF 2ND FLR 431 SF 2.5 FLR 3,065 SF 3,065/6500 = .47 FAR	NON-CONFORMING VARIANCE REQUESTED	

NOTES:

1. PER SCHEDULE 5-1 (9) THAT PORTION OF A ROOFED, OPEN-SIDED PORCH FACING A FRONT YARD, WHICH DOES NOT EXCEED 10% OF THE PRINCIPAL BUILDING GROUND FLOOR AREA, MAY BE EXCLUDED FROM THE CALCULATION OF THE MAXIMUM LOT AND BUILDING COVERAGE FOR A SINGLE-FAMILY RESIDENTIAL DWELLING. THE PORCH MAY BE SCREENED AND INCLUDE PORCH RAILING AND/OR BALUSTRADE AND, BELOW THE FLOOR LEVEL, PORCH LATTICE OR OTHER ENCLOSURE AROUND THE FOUNDATION, BUT IT SHALL NOT OTHERWISE BE ENCLOSED.
2. PER SCHEDULE 5-2 THE MAXIMUM RIDGE HEIGHT SHALL BE MEASURED FROM THE FEMA BASE FLOOD ELEVATION OR ADVISORY BASE FLOOD ELEVATION, WHICHEVER IS GREATER.
3. FLOOR ARE IS MEASURED BETWEEN THE INSIDE FACE OF EXTERIOR WALLS, PER 22-2
4. PROPOSED FRONT STAIRS ARE IN THE FRONT YARD SETBACK WHICH IS PERMITTED PER SCHEDULE 5-1, NOTE 20.
5. IN THE R-5 ZONE, THE MINIMUM REAR YARD REQUIRED SHALL BE AT LEAST 30% OF THE LOT DEPTH, ROUNDED UP TO THE FULL FOOT, OR 35 FEET, WHICHEVER IS GREATER, BUT NOT TO EXCEED 50 FEET.
6. PER SCHEDULE 5-1 IF FLOOR AREA EXCEEDS EIGHTY-FIVE (85%) PERCENT OF THE MAXIMUM PERMITTED, THE MINIMUM SIDE YARD SHALL BE THE GREATER OF: 1) THE MINIMUM YARD REQUIREMENT SHOWN IN SCHEDULE 5-1 PLUS TWO (2') FEET OR 2) THE MINIMUM YARD REQUIREMENT DETERMINED FROM NOTE 7, WHERE APPLICABLE.
7. HABITABLE ATTIC SHALL HAVE AND APPROVED STAIRWAY AND CEILING ARE AT A MIN. OF 7' ABOVE THE ATTIC FLOOR AND IS NOT MORE THAN  $\frac{1}{3}$  THE AREA OF THE NEXT FLOOR BELOW.
8. MAX DRIVEWAY WIDTH SERVING AND ATTACHED GARAGE IS THE GARAGE DOOR WIDTH PLUS TWO FEET.



BLOCK : 136  
LOT : 8  
CONST. CLASS : V E

Architect

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issued for	date
REVIEW	11.10.24
ZONING	11.15.24

<u>1</u>	REVISED PER COMMENTS	11.28.24
<u>2</u>	REVISED PER COMMENTS	3.3.25
<u>3</u>	REVISED PER COMMENTS	5.22.25

CONSTRUCTION DOCUMENT NOTI

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## MARKOV RESIDENCE

30 GRANT AVENUE  
RUMSON, NJ

## ALTERATIONS TO RESIDENCE

drawing title

## SITE PLAN

project no 24017.00

sheet no.

SP-1.00



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A1.01

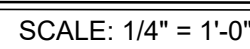
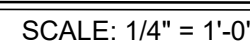
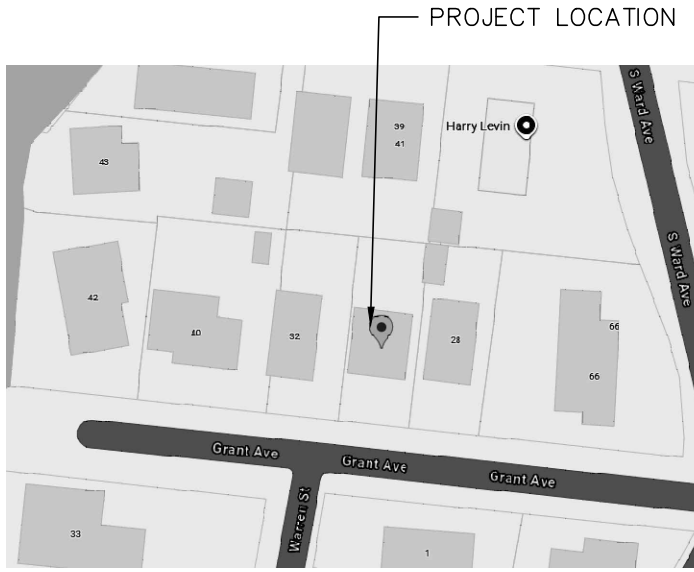


Diagram illustrating the proposed door swing. The door is shown in an open position, swinging outwards from the wall. The text "PROPOSED DOOR" is written next to the door.





BLOCK : 136  
LOT : 8  
CONST. CLASS : V B

Architect

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issued for	date
REVIEW	11.10.24
ZONING	11.15.24

REVISED 5.22.25

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MARKOV RESIDENCE

30 GRANT AVENUE  
RUMSON, NJ  
ALTERATIONS TO RESIDENCE

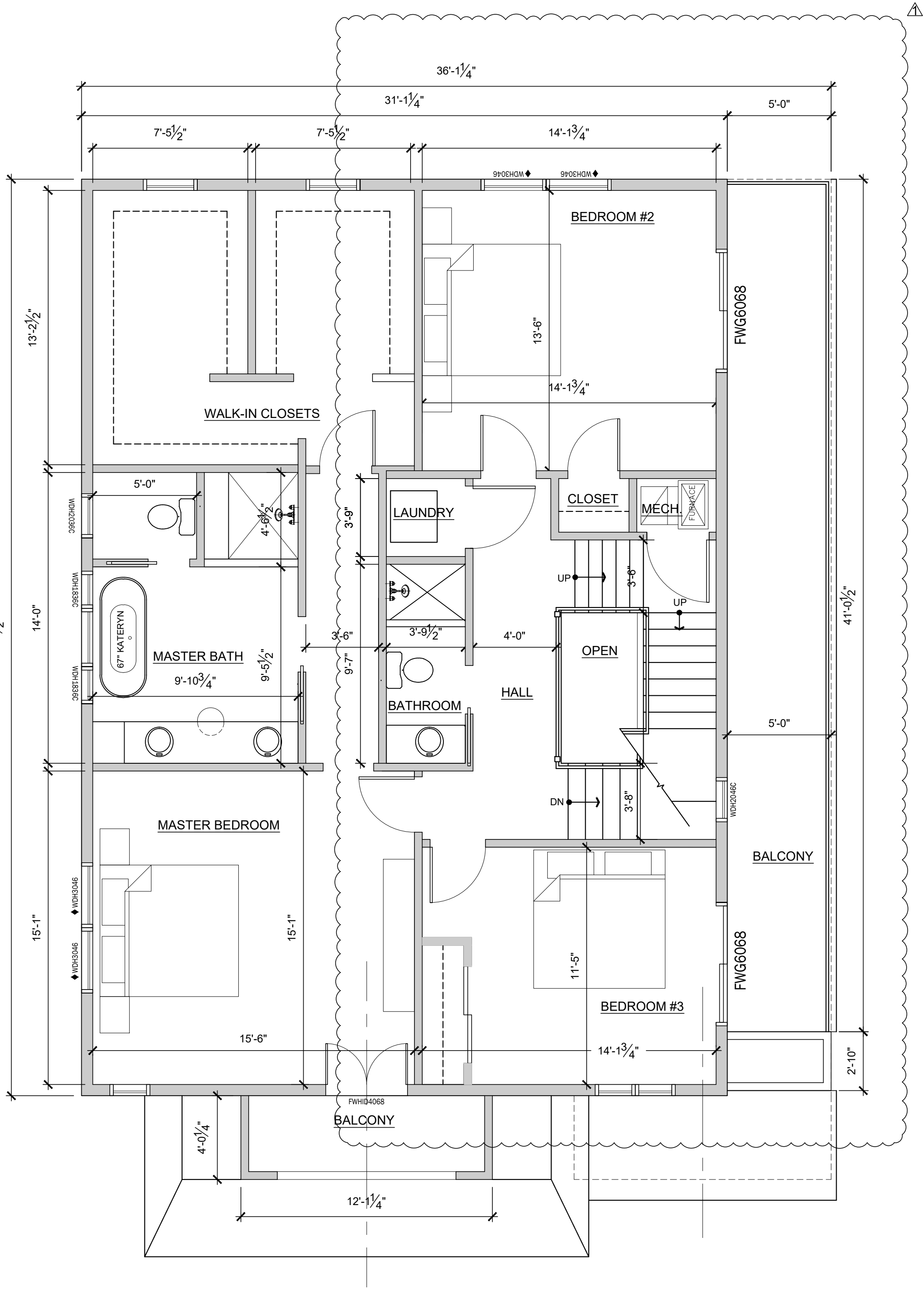
drawing title

SECOND AND HALF  
STORY PLANS

project no 24017.00

sheet no.

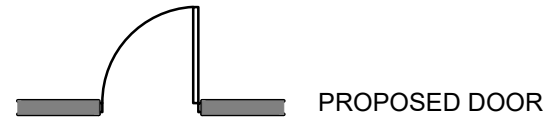
A1.02



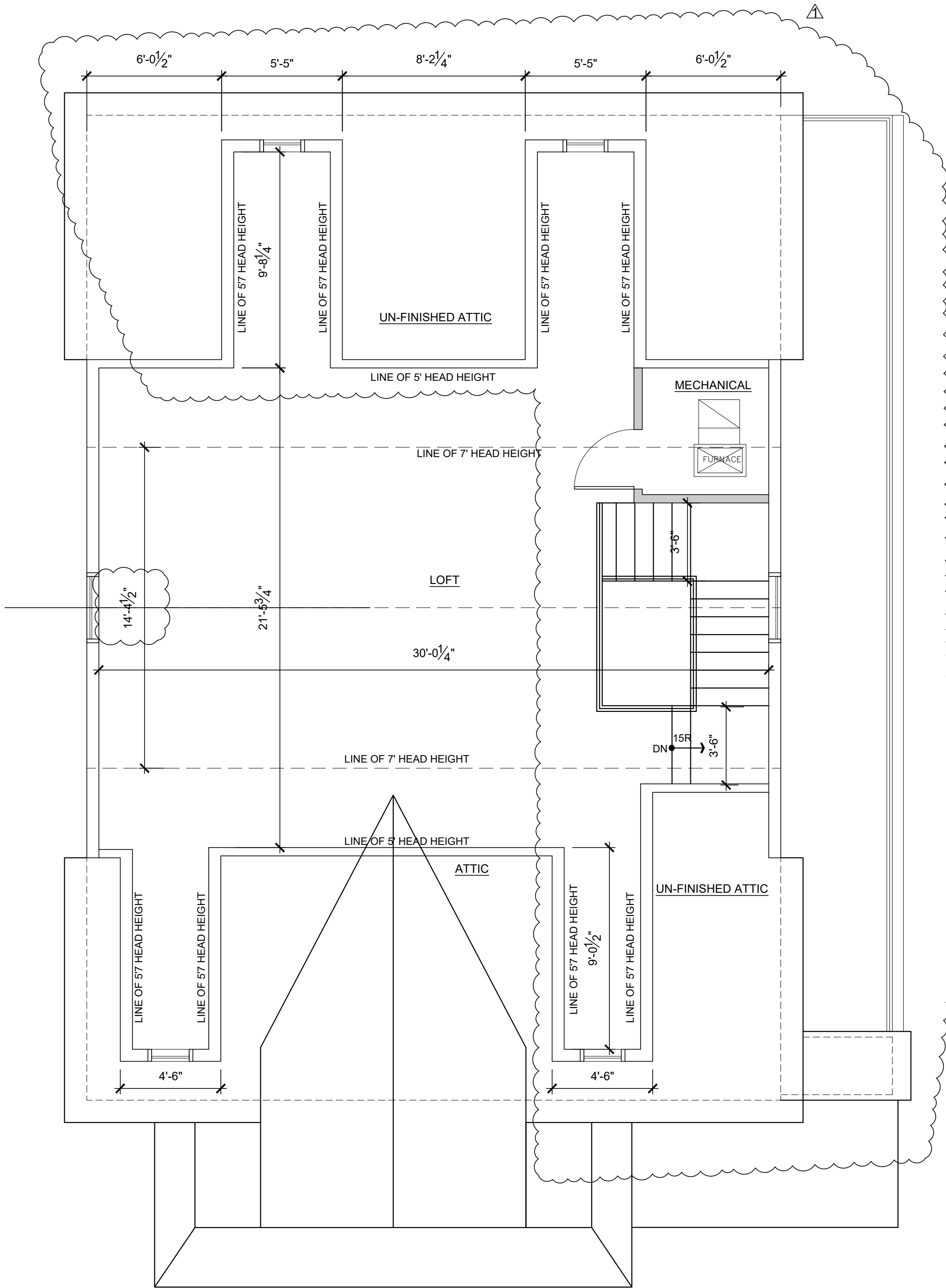
1 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

## CONSTRUCTION LEGEND

PROPOSED PARTITION  
(2X4 D.F. STUD #2 OR BETTER)



PROPOSED DOOR



2 HALF STORY PLAN  
SCALE: 1/4" = 1'-0"

## HABITABLE ATTIC

- SHALL MEAN AN ATTIC WHICH HAS AN APPROVED STAIRWAY AS A MEANS OF ACCESS AND EGRESS AND IN WHICH THE CEILING AREA IS AT A MINIMUM HEIGHT OF SEVEN (7) FEET ABOVE THE ATTIC FLOOR AND IS NOT MORE THAN 1/3 THE AREA OF THE NEXT FLOOR BELOW, WHICH IS IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2015
- HABITABLE ATTIC CALCULATION: BUILDING AREA OF SECOND FLOOR = 1593 X .33 = 525.69 SF ALLOWABLE HABITABLE ATTIC AREA.





## ELEVATION NOTES: # REFERS TO KEYNOTE

1. REFER TO T1.01 FOR ADDITIONAL INFORMATION AND LEGENDS.
2. EXTERIOR WATER PROOF LIGHT FIXTURES ARE SELECTED BY OWNER, PROVIDE PROPER BACK BOX.
3. WINDOWS SHALL HAVE INSULATED CLEAR LOW-E GLAZING.
4. PROVIDE PREFINISHED METAL DRIP EDGE TO MATCH TRIM COLOR, TYPICAL.
5. WHITE ALUMINUM LEADER DRAIN INTO LEADER BOOT AND DIRECT AWAY FROM HOUSE VIA UNDERGROUND 4" STORM LINE AND DRAIN TO DAY LIGHT.
6. SCHEDULED VINYL SIDING.
7. SCHEDULED ASPHALT SHINGLES.
8. 10X10 CPVC COLUMN ENCLOSURE AROUND 6X8 P.T. POST.
9. 36" RAILING SYSTEM WITH BALUSTERS AT 4" O.C.
10. LINE OF FOUNDATION.
11. 3" STONE VENEER.
12. 2" STONE WATER TABLE.
13. VENTED RIDGE WITH RIDGE SHINGLE.
14. STANDING SEAM METAL ROOF.
15. SNOW STOPS.
16. 3.5" CPVC CROWN.
17. CPVC FASCIA AND RAKES.
18. FRIEZE BOARD.
19. CPVC BEAM TRIM.
20. EXTERIOR WALL TO SHIELD BALCONY, NOT INTERIOR SPACE.
21. LINE OF SECOND FLOOR EXTERIOR WALL.

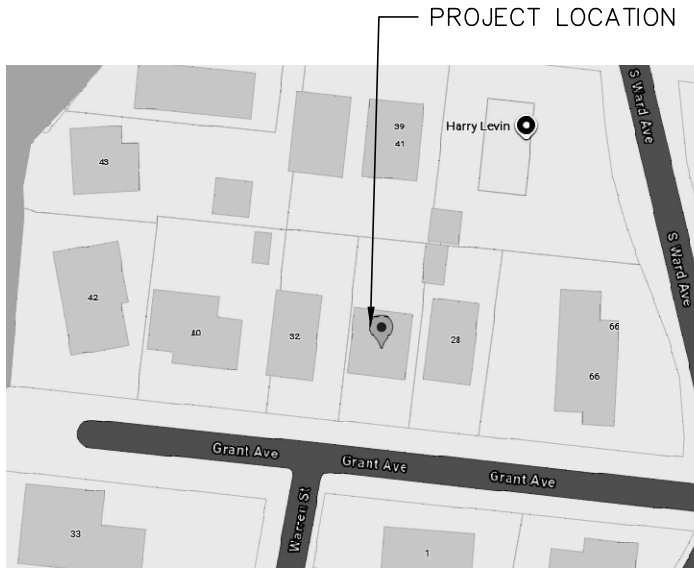
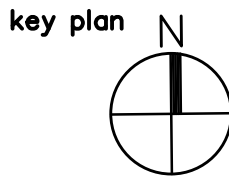
1 SOUTH ELEVATION (FRONT)

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



2 EAST ELEVATION-(SIDE)

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



BLOCK : 136  
LOT : 8  
CONST. CLASS : Y B

Architect

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issued for	date
REVIEW	11.10.24
ZONING	11.15.24

REVISED PER COMMENTS	5.22.25
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### CONSTRUCTION DOCUMENT NOTE

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RUMSON, NJ

ALTERATIONS TO RESIDENCE

drawing title

EXTERIOR ELEVATIONS

project no 24017.00

sheet no.

A2.01



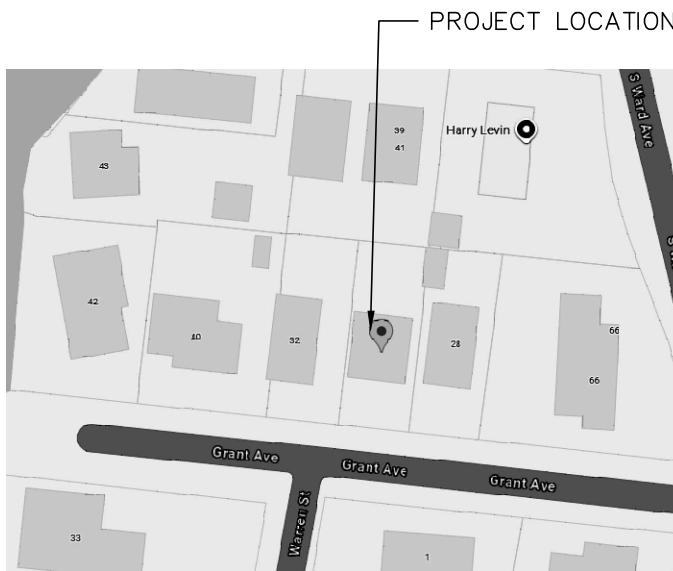
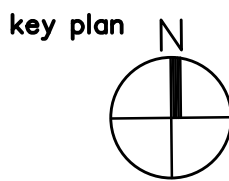
1 SOUTH ELEVATION-(REAR)

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



2 WEST ELEVATION-(SIDE)

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



BLOCK : 136  
LOT : 8  
CONST. CLASS : V B

Architect

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issued for	date
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ZONING	11.15.24

REVISED PER COMMENTS	5.22.25

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EXTERIOR ELEVATIONS

project no 24017.00

sheet no.

A2.02









Block 136  
Lot 8  
CBL 025.118

Architect

CHRIS RUDMAN  
ARCHITECT

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JACKSON, NJ 08527  
OFFICE: 609.330.4400

Issued for  
REVISED  
ZONING

Δ REVISED	5.22.25

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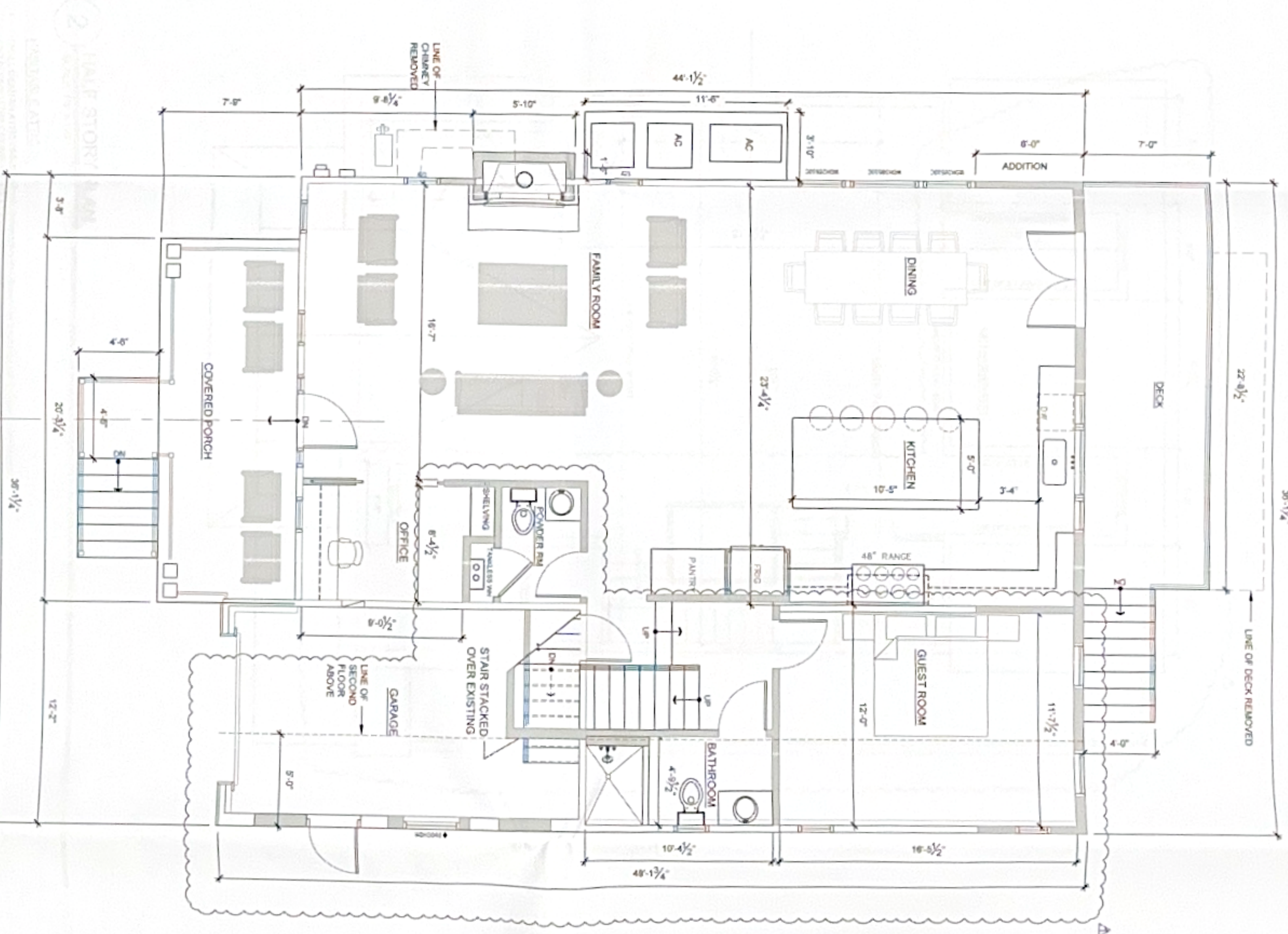
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FOUNDATION AND  
FIRST FLOOR PLAN

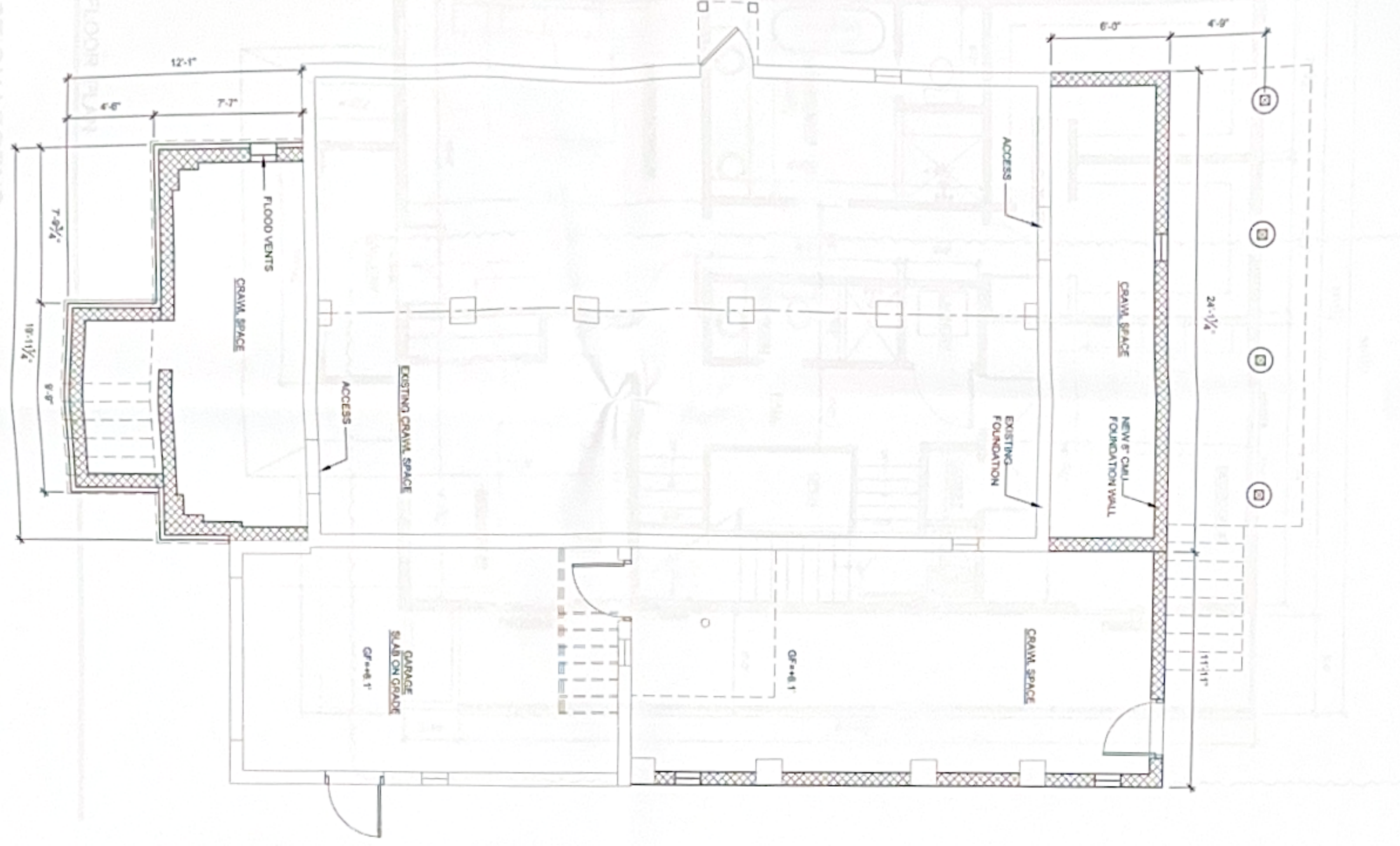
Project no 24017.00

Sheet no.

A1.01



2 FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"



1 FOUNDATION PLAN  
SCALE 1/4" = 1'-0"

CONSTRUCTION LEGEND







BLOCK : 136  
LOT : 8  
CNC DWS : F 8

ARCHITECT

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Issued for 4/24/16  
REVIEW 11/10/24  
CNCING 11/15/24

REVISION 5.22.25

CONSTRUCTION DOCUMENT SET

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RUMSON, NJ  
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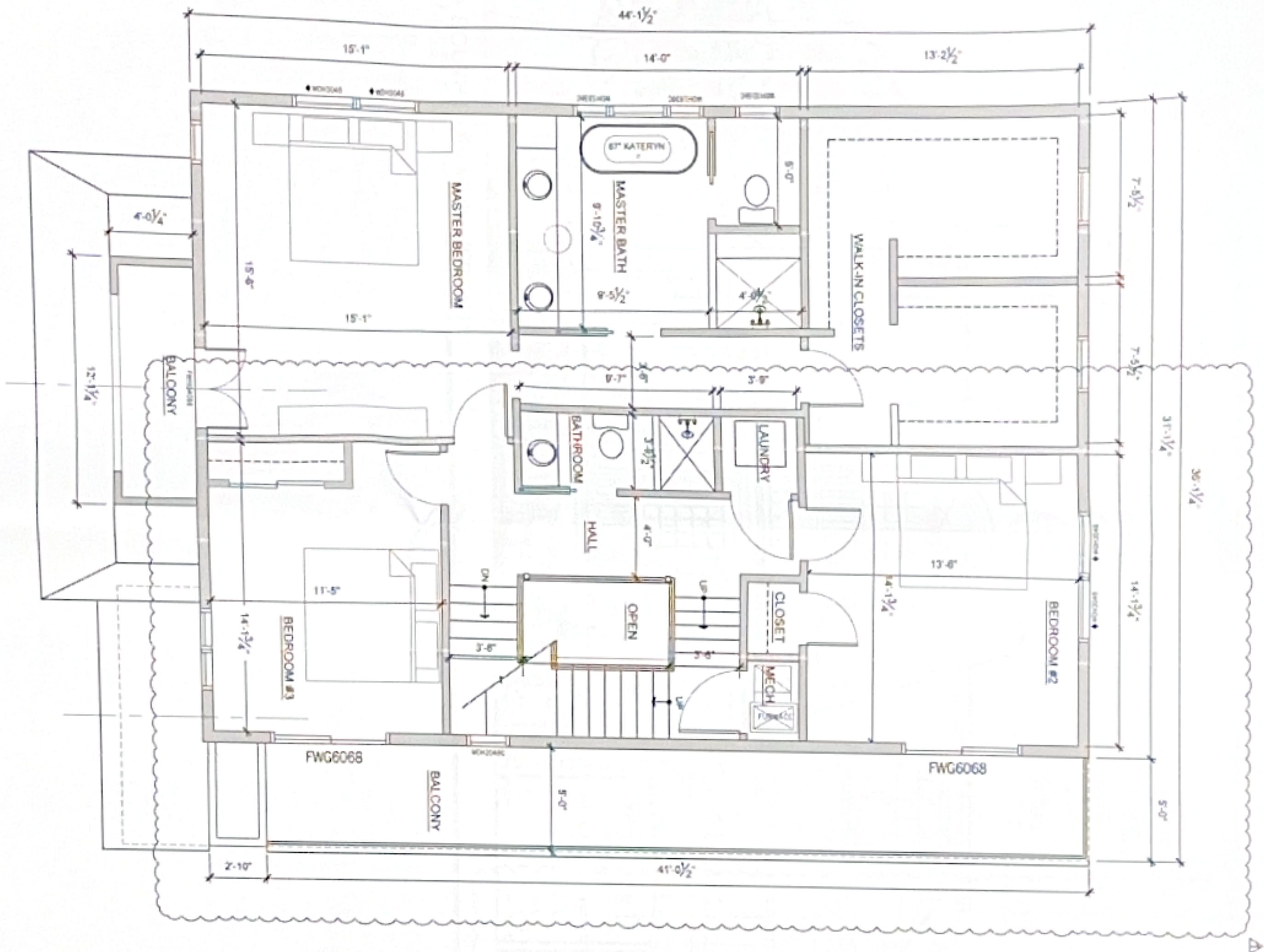
SECOND AND HALF  
STORY PLANS

project no 24017.00

sheet no.

A1.02

ELEVATION NOTES



1 SECOND FLOOR PLAN

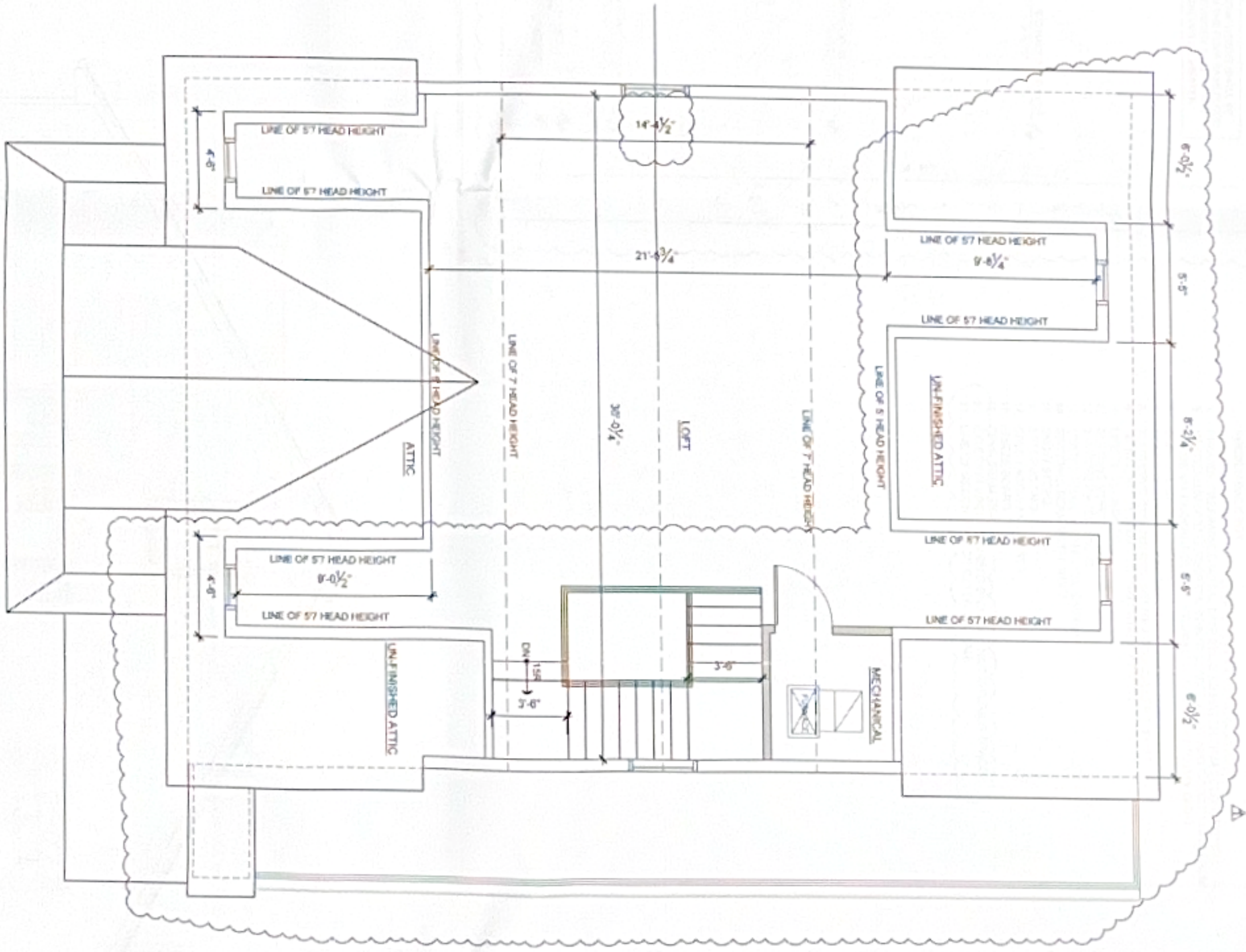
SCALE 1/4" = 1'-0"

CONSTRUCTION LEGEND

PROPOSED PARTITION  
(2X4 OF STUD #2 OR BETTER)



PROPOSED DOOR



2 HALF STORY PLAN

SCALE 1/4" = 1'-0"

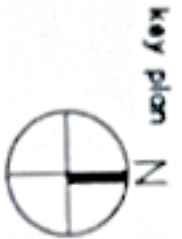
HABITABLE ATTIC

1. SHALL BEAN AN ATTIC WHICH HAS AN APPROVED STAIRWAY AS A MEANS OF ACCESS AND EGRESS AND IN WHICH THE HEAD HEIGHT OF SEVEN (7) FEET OR MORE IS MAINTAINED THROUGHOUT THE ENTIRE ATTIC AREA. THE ATTIC SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE 2015.
2. ALLOWABLE HABITABLE ATTIC AREA









BLOCK : 136  
LOT : 8  
DCK: 0.05 V 8

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Issued for	601e
REVIEW	11.10.24
ZONING	11.15.24

A. REVISED PER COMMENTS 5.22.25

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EXTERIOR ELEVATIONS

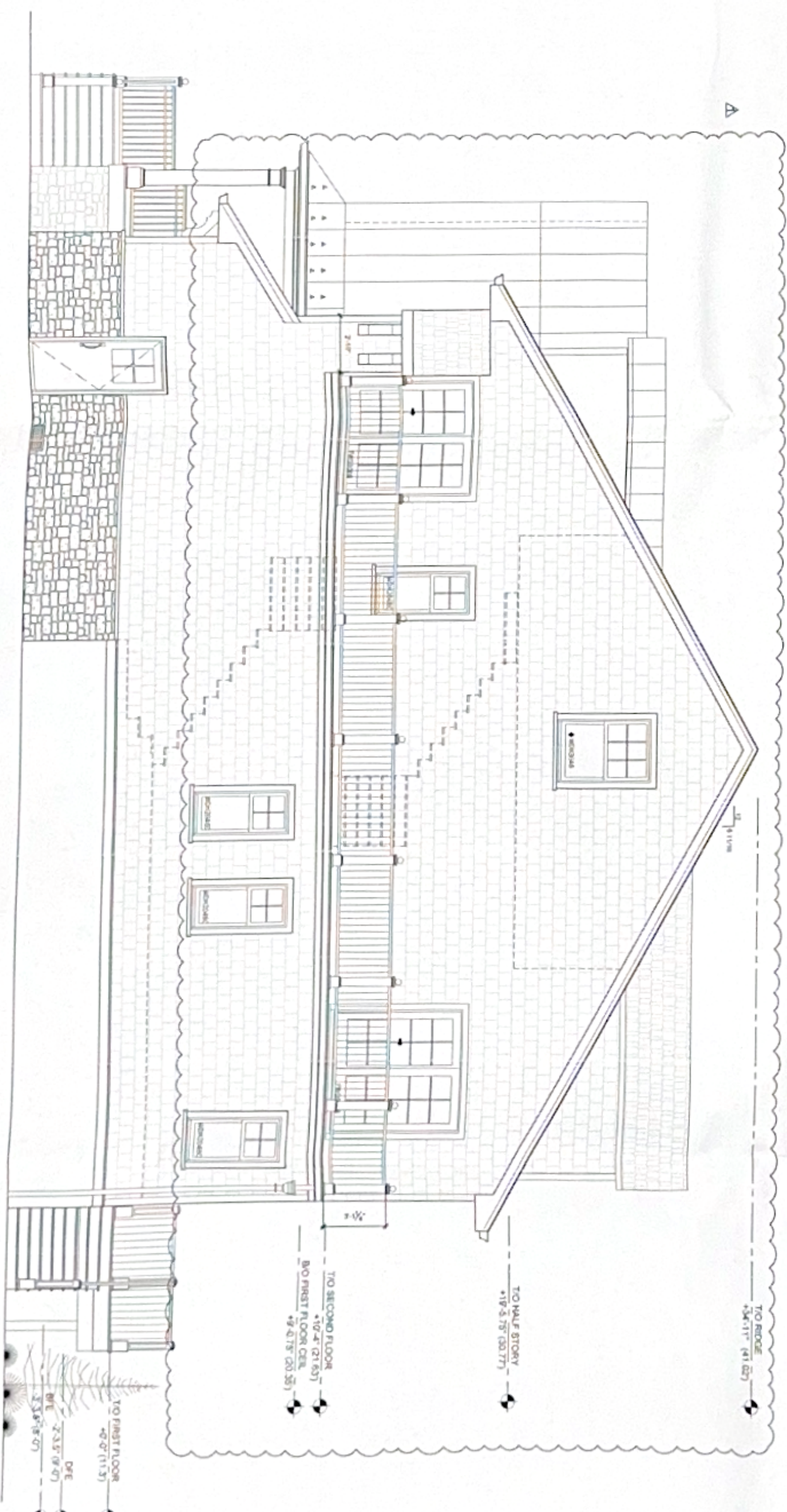
Project no 24017 00

Sheet no.

A2.02



1 SOUTH ELEVATION-(REAR)  
SCALE 1/4" = 1'-0"



2 WEST ELEVATION-(SIDE)  
SCALE 1/4" = 1'-0"