Borough of Rumson

BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689

rumsonnj.gov

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Sarah Rudolph and Andrew Rudolph	sarahrudolph29@gmail.com	503.970.6959
Name of Applicant	Email	Phone Number

1 Riverview Ave., Rumson, NJ 07760	57	3
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)

Al Shissias, RA, RLA ashissias@gmail.com 856.448.0865

Applicant's Architect and contact information (if any)

Applicant's Engineer and contact information (if any)

Signature of Applicant or Agent	11/03/26 Date

Proposed plan

Substantial reconstruction and expansion of an existing 1 story single family residence, resulting in a 5 bedroom, 2.5 story single family residence with an existing cellar, new covered front porch, attached 1 car garage and site improvements.

Hardship Encountered

Irregular (triangle) shaped corner lot and existing residence footprint / configureation creates setback conformance and other zoning challenges.

Variances Requested

Expansion / reconstruction of a nonconforming building; Front Yard Setback: 30 feet required, 29 feet existing, 24.4 feet proposed; Rear Yard Setback: 35 feet required, 7.4 feet existing, 15 feet required; Building Coverage: 2,122 square feet permitted, 2,360 square feet existing, 2,141 square feet proposed; Required Off-Street Parking: 3 Spaces Required, 2 Spaces Existing, 1 Space Proposed.

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Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Zoning Review Memorandum - Denial

Date: July 29, 2026, *revised October 30, 2026*

Applicant: Sarah Rudolph
Address: 1 Riverview Avenue, Rumson, NJ 07760
Property: Block 57, Lot 3, Zone: R-6

I have reviewed the Land Use & Development Permit application for the proposed development at 1 Riverview Avenue. The property is an oversized, irregularly shaped triangular corner lot with a nonconforming lot shape diameter. The triangular configuration and required setbacks present additional challenges to zoning compliance. The existing one-story principal dwelling, with a basement and attached two-car garage, does not conform to the required front- and rear-yard setbacks and exceeds the maximum permitted building coverage by 238 square feet (approximately 11%). The applicant proposes substantial renovations and additions and has indicated that significant portions of the existing dwelling may be removed, potentially leaving only the existing foundation. Proposed site improvements include reducing the two-car garage to a one-car garage, removing of the rear parking area, and reconfiguring the front driveway.

The proposed development involves substantial reconstruction and expansion of the existing dwelling, resulting in a five-bedroom, two-and-one-half-story single-family dwelling with a front porch, new attached one-car garage, and full basement. The applicant has indicated that the existing foundation may be the only major structural component retained. The proposed development would intensify the existing front-yard setback nonconformity, continue to exceed the maximum permitted building coverage, and create a new off-street parking nonconformity.

Pursuant to §22-7.3f, a nonconforming building may not be enlarged, extended, increased in height, width, or depth, relocated, or modified to increase habitable or usable space unless the applicable zoning requirements are satisfied without creating additional nonconformities. Alterations to a nonconforming building or structure are limited to an aggregate cost of 50% of the assessed value of the structure without Board approval. Furthermore, a nonconforming structure that has been more than partially destroyed may only be rebuilt, restored, or repaired in conformity with the Borough's zoning requirements.

The Land Use & Development Permit application is denied based upon the following zoning nonconformities and required variance relief:

- Expansion/Reconstruction of a Nonconforming Building (§22-7.3): The proposed substantial reconstruction and additions to the existing nonconforming dwelling, potentially retaining only the foundation, require Zoning Board review under the applicable provisions of §22-7.3. **(New)**

- Front-Yard Setback – Riverview Avenue (Schedule 5-1): 30 feet required; 29.1 feet existing; 25.2 feet and 24.4 feet proposed at two locations. **(Existing, Intensified)**
- Rear-Yard Setback – Avenue of Two Rivers (Schedule 5-1): 35 feet required; 7.4 feet and 19.9 feet existing; 15 feet and 19.9 feet proposed at two locations. **(Existing, Reduced in Part / Unchanged in Part)**
- Building Coverage (Schedule 5-4): 2,122 square feet permitted; 2,360 square feet existing; 2,141 square feet proposed. **(Existing, Reduced)**
- Required Off-Street Parking (§22-9.2b): Three parking spaces required behind the front-yard setback; two spaces existing; one space proposed. **(New)**

Existing Nonconformities – Unchanged

- Lot Shape Diameter (Schedule 5-1): 33 feet required; 29.6 feet existing and proposed. **(Existing, Unchanged)**

Documents Reviewed:

- Architectural Plans titled "Rudolph Residence, Residential Additions and Renovations", prepared by Alec P. Shissias, RA, RLA, dated September 10, 2026, no revisions, three (3) sheets.
- Topographic Survey, prepared by Charles Surmonte, PE & PLS, dated August 27, 2026, no revisions, one (1) sheet.

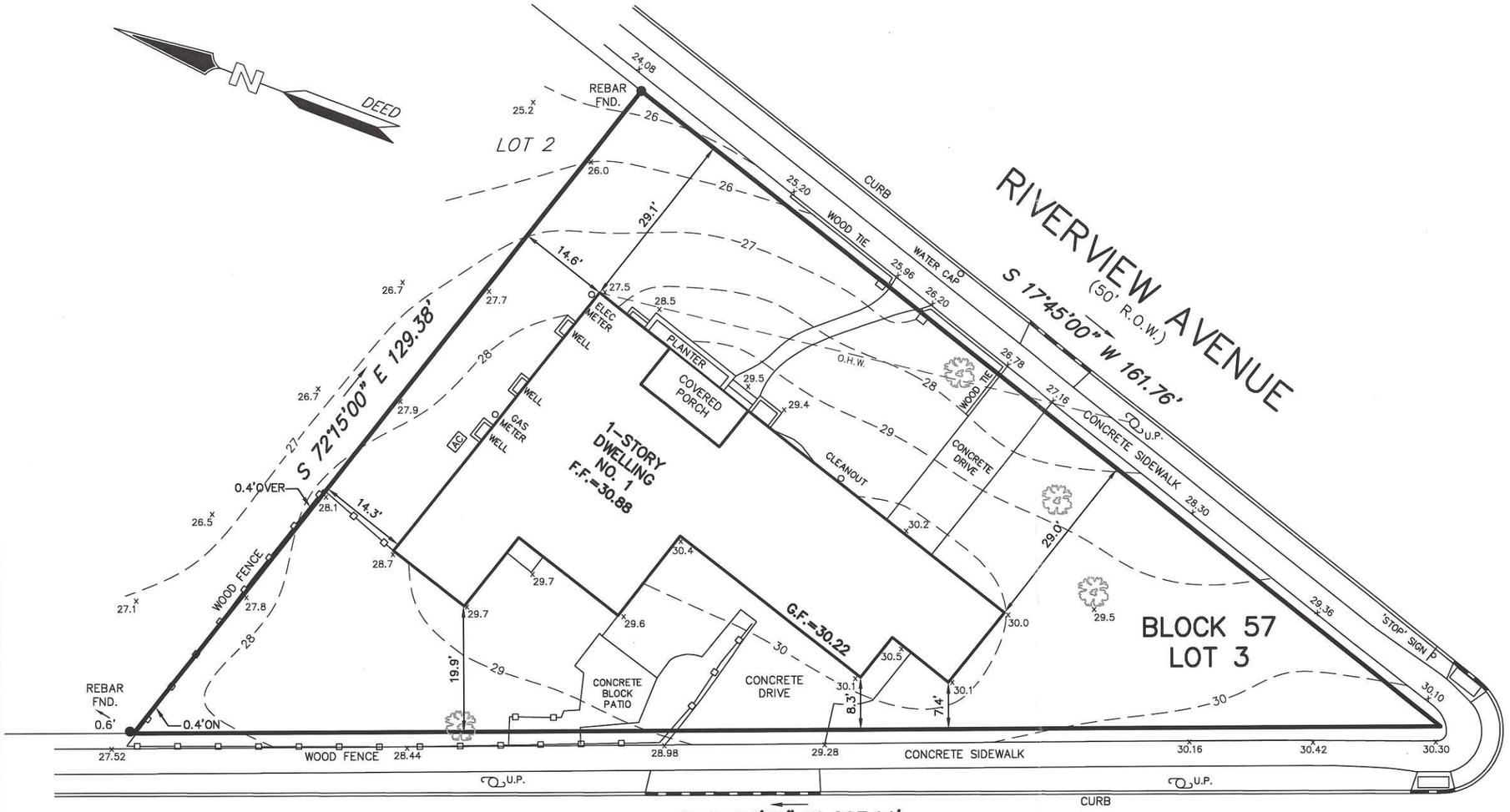
Prior to submitting the Zoning Board application, please incorporate the following minor revisions into the plans:

- Show the new window well locations on Sheet 2 (Basement Plan).
- Revise the building envelope and lot shape diameter as discussed.

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



AVENUE OF TWO RIVERS
(50' R.O.W.)

RECEIVED
SEP 29 2026
ZONING OFFICE

TOPOGRAPHIC SURVEY

1 RIVERVIEW AVENUE
LOT 3 BLOCK 57

BOROUGH OF RUMSON | MONMOUTH COUNTY | NEW JERSEY

Charles Surmonte P.E. & P.L.S.
New Jersey Professional Engineer and Land Surveyor
License No. 35885

301 Main Street, 2nd Floor
Allenhurst, New Jersey, 07711
Phone 732-660-0606
Fax 732-660-0404

PROJECT No.	DATE:	SCALE:	SHEET:
26-430	08-27-26	1"=20'	1 OF 1

Residential Addition and Renovation

Rudolph Residence

1 Riverview Ave., Rumson, NJ 07760
Block 57 / Lot 3

DRAWING LIST

A1 SITE PLAN / ZONING
A2 FLOOR PLANS
A3 EXTERIOR ELEVATIONS

ZONING REGULATIONS

R-6 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)

REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA (CORNER)	7,000 SF	10,444 SF	NO CHANGE	NO
MIN. LOT WIDTH / FRONTAGE (CORNER)	70 FT	123' / 161.76'	NO CHANGE	NO
MIN. FRONT YARD SETBACK (RIVERVIEW)	30 FT	29 FT	24.4 FT	YES
MIN. FRONT YARD SETBACK (RIVERVIEW) (FRONT PORCH)	25 FT	26.5 FT	25.2 FT	NO
MIN. REAR YARD SETBACK (AOTR)	35 FT	7.4 FT	15 FT	YES
MIN. SIDE YARD SETBACK / COMBINED	10.5 FT / 29.5 FT	14.3 FT / N/A	14.3 FT / N/A	NO
INT. LOT SHAPE - MIN. DIA.	34 FT	29.6 FT	NO CHANGE	EXISTING
MAX. BLDG. HT. - GABLE (RIDGE / EAVES)	35 FT / 26 FT	14 FT / 9 FT	35' MAX. / 24'-6"	NO
MAX. BLDG. STORIES	2.5 ST	1.5 ST	2.5 ST	NO
MIN. HABITABLE GROUND FLOOR (2 ST.)	600 SF	1,745 SF	1,557 SF	NO
MAX. LOT COVERAGE	4,055 SF	3,065 SF	2,530 SF	NO
MAX. BUILDING COVERAGE	2,122 SF	2,360 SF	2,141 SF	YES
MAX. HABITABLE FLOOR AREA	3,500 SF	2,129 SF	3,500 SF	NO
MIN. OFF-STREET PARKING (5 BEDS)	3 SPACES	2 SPACES	1 SPACE	NO
ACCESSORY SETBACK (EQPM)	5 FT	10.5 FT	9.9 FT	NO

ZONING CALCULATIONS

LOT COVERAGE

ALLOWABLE			
0 - 5,000 SF	5,000 SF	x0.475	2,375 SF
5,000 - 10,000 SF	5,000 SF	x0.319	1,595 SF
10,000 -70,000 SF	444 SF	x0.1915	85 SF
			4,055 SF

	EXISTING	
BUILDING FOOTPRINT	2,360 SF	
FRONT PORCH	~~112 SF~~	*(112 SF - 212 SF / 10% GROUND FLOOR AREA)*
FRONT DRIVEWAY	266 SF	
FRONT WALKWAY	~~94 SF~~	*EXCLUDED*
FRONT STEPS	12 SF	
FRONT PLANTERS	68 SF	
WINDOW WELLS	26 SF	
A/C EQUIPMENT	5 SF	
REAR DRIVEWAY	319 SF	
REAR PATIOS	~~474 SF~~	*(474 SF - 638 SF / 30% GROUND FLOOR AREA)*
REAR LANDING	15 SF	
TOTAL	3,065 SF	

	PROPOSED	
BUILDING FOOTPRINT	2,141 SF	
FRONT PORCH	~~110 SF~~	*(110 SF - 184 SF / 10% GROUND FLOOR AREA)*
DRIVEWAY	293 SF	
FRONT WALKWAY	~~221 SF~~	*EXCLUDED*
FRONT STEPS	8 SF	
WINDOW WELLS	14 SF	
A/C EQUIPMENT & GEN.	23 SF	
REAR STEPS	51 SF	
TOTAL	2,530 SF	

BUILDING COVERAGE

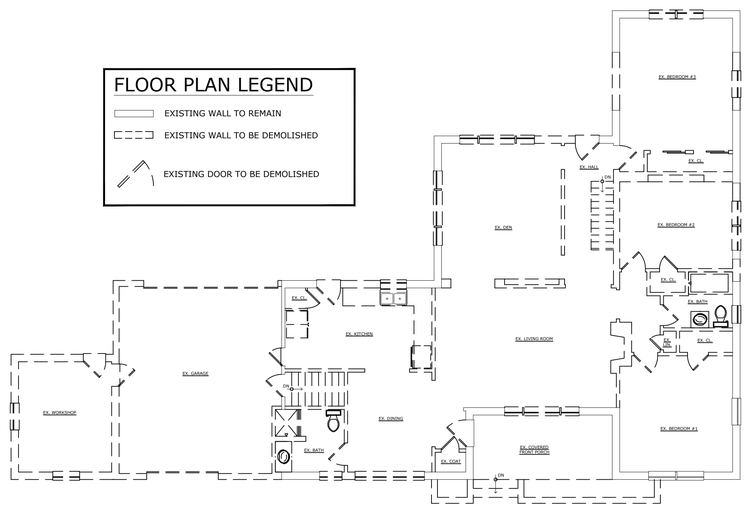
ALLOWABLE			
0 - 5,000 SF	5,000 SF	x0.233	1,165 SF
5,000 - 10,000 SF	5,000 SF	x0.186	930 SF
10,000 -70,000 SF	444 SF	x0.062	27 SF
			2,122 SF

BUILDING FOOTPRINT	2,360 SF	
FRONT PORCH	~~112 SF~~	*(112 SF - 212 SF / 10% GROUND FLOOR AREA)*
TOTAL	2,360 SF	
BUILDING FOOTPRINT	2,141 SF	
FRONT PORCH	~~110 SF~~	*(110 SF - 184 SF / 10% GROUND FLOOR AREA)*
TOTAL	2,141 SF	

HABITABLE FLOOR AREA

ALLOWABLE			
0 - 5,000 SF	5,000 SF	x0.4	2,000 SF
5,000 - 10,000 SF	5,000 SF	x0.3	1,500 SF
10,000 -70,000 SF	444 SF	x0.1	44 SF
			3,544 SF

	EXISTING	PROPOSED
1st FLOOR	1,739 SF	1,557 SF
2nd FLOOR	- SF	1,659 SF
ATTACHED GARAGE	390 SF	284 SF
TOTAL	2,129 SF	3,500 SF

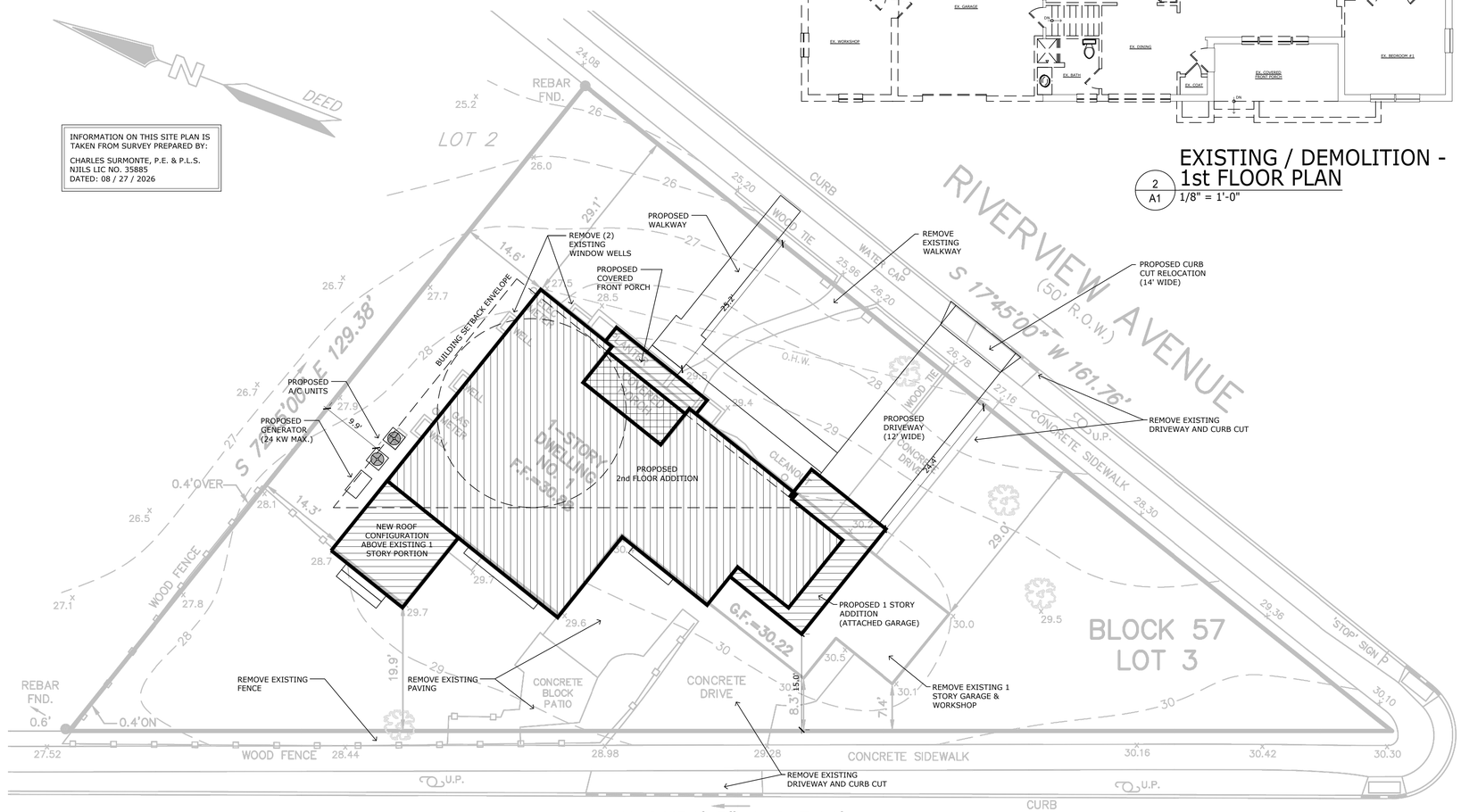


EXISTING / DEMOLITION - 1st FLOOR PLAN

2 / A1 — 1/8" = 1'-0"

INFORMATION ON THIS SITE PLAN IS TAKEN FROM SURVEY PREPARED BY:

CHARLES SURMONTE, P.E. & P.L.S.
NJILS LIC NO. 35885
DATED: 08 / 27 / 2026



1 / A1 — SITE PLAN / ZONING DIAGRAM
1" = 10'

SHISSIAS DESIGN + DEVELOPMENT
856.448.0865
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ashissias@gmail.com
27 1st St, Rumson, NJ 07760

Alec P. Shissias, RA, RLA
NJ Architect #21AI01925500
NJ Landscape Architect # 21AS00117900

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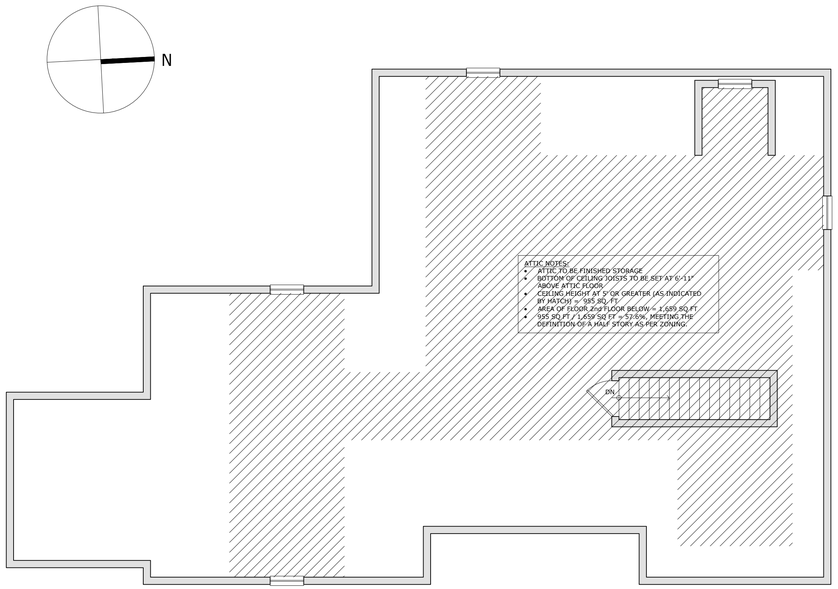
ISSUE	REVISIONS
11 / 03 / 26	Zoning Variance

Rudolph Residence
Residential Additions and Renovations
1 Riverview Ave., Rumson, NJ 07760
Block 57 / Lot 3

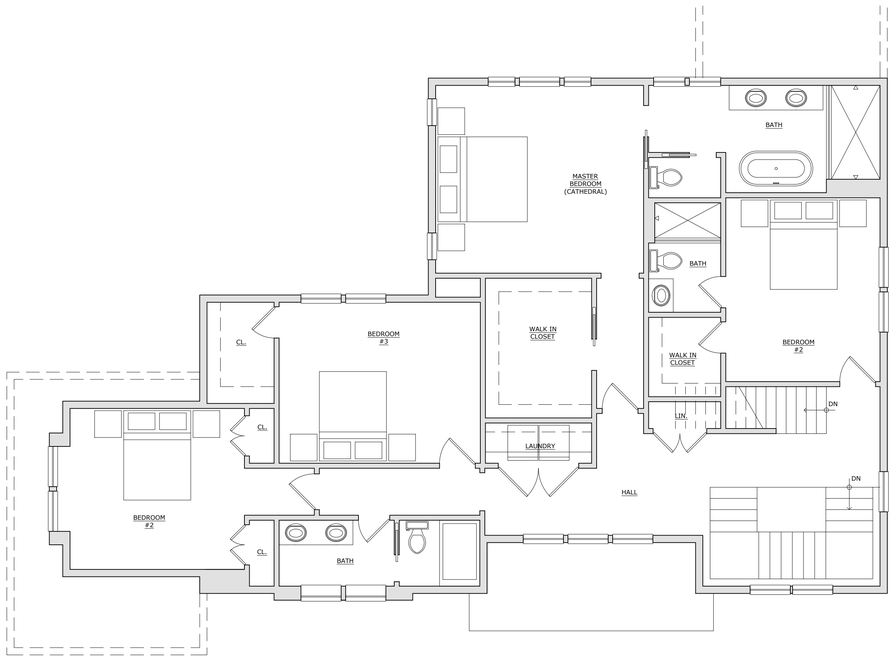
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SITE PLAN / ZONING

A1

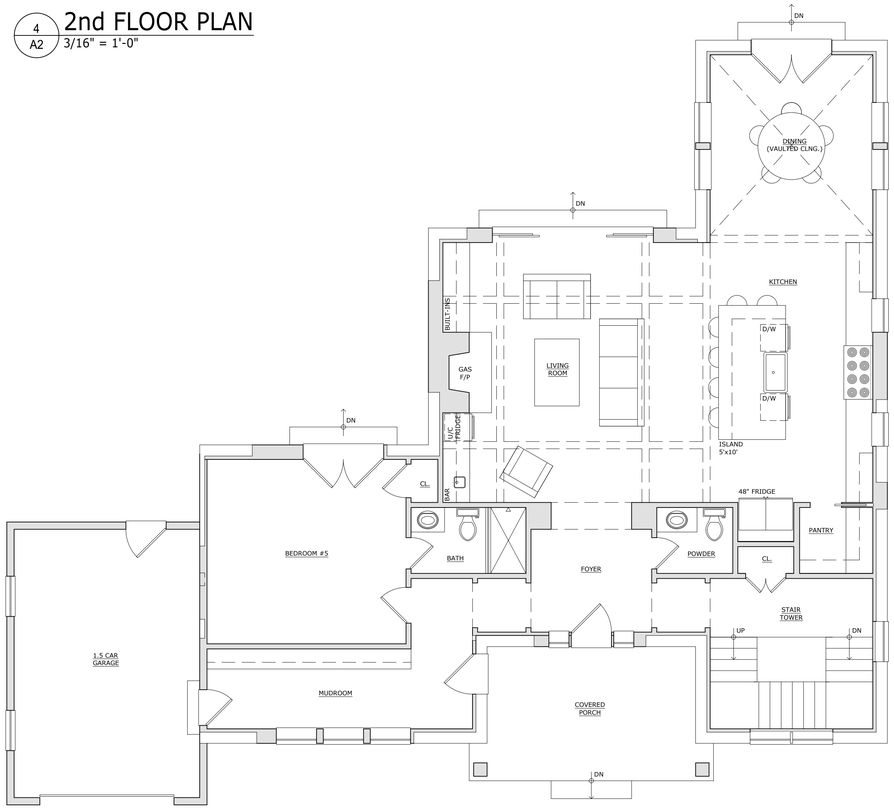


4 / A2 ATTIC PLAN
3/16" = 1'-0"



4 / A2 2nd FLOOR PLAN
3/16" = 1'-0"

2 / A2 CELLAR PLAN
3/16" = 1'-0"



3 / A2 1st FLOOR PLAN
3/16" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WOOD STUD WALL
- EXISTING DOOR TO REMAIN
- NEW DOOR (3'-6")

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Alec P. Shissias, RA, RLA
NJ Architect #21AI01925500
NJ Lanscape Architect # 21AS00117900

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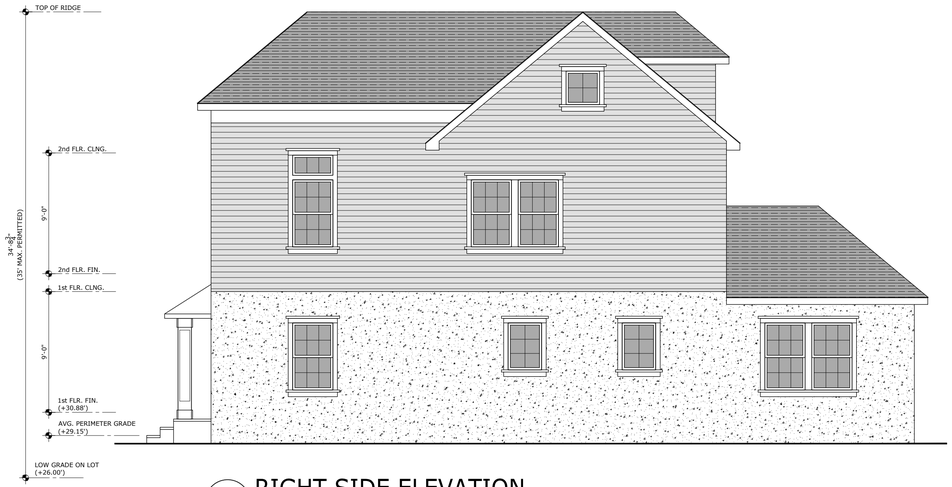
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FLOOR PLANS

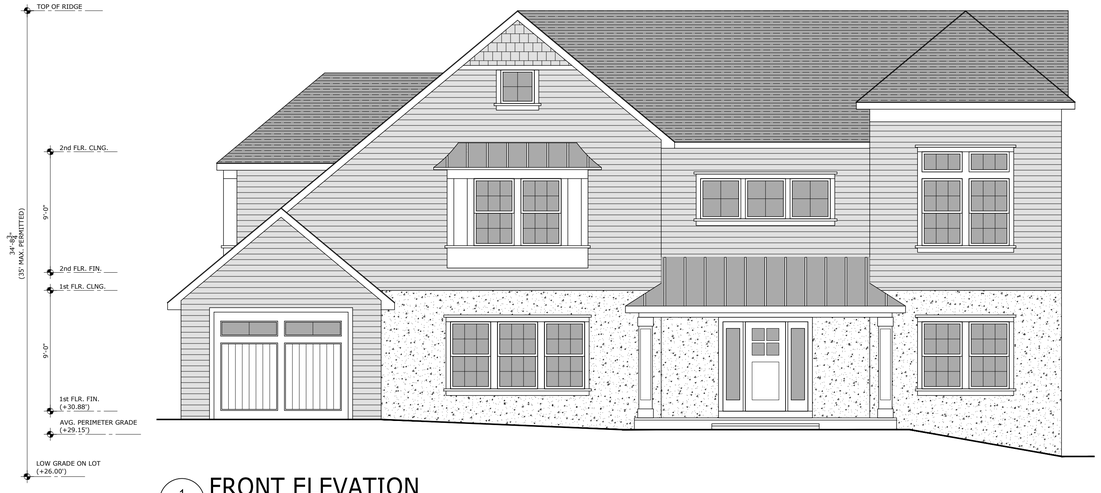
A2



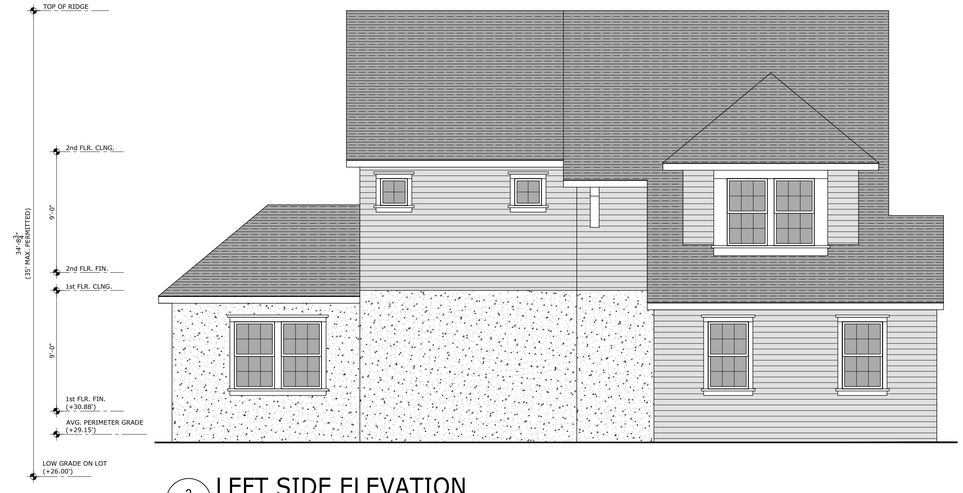
3 A3 REAR ELEVATION
3/16" = 1'-0"



4 A3 RIGHT SIDE ELEVATION
3/16" = 1'-0"



1 A3 FRONT ELEVATION
3/16" = 1'-0"



2 A3 LEFT SIDE ELEVATION
3/16" = 1'-0"

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EXTERIOR ELEVATIONS

A3