



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

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Bryan Yorke & Margaret Rafferty	bmyorke@gmail.com	347-852-5137
Name of Applicant	Email	Phone Number
27 Tuxedo Rd. Rumson, NJ 07760		
Property Address	124	23
	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, PLA 856.448.0865 ashissias@gmail.com

Applicant's Architect and contact information (if any)

Applicant's Engineer and contact information (if any)

[Signature]

Signature of Applicant or Agent

4/27/26

Date

Proposed plan 1st Floor ADDITION, 2nd Floor ADDITION, DORMER ADDITIONS, PATIO/TERRACE/WALKWAY ADDITIONS, DRIVEWAY ALTERATION, NEW A/C UNITS, DEMO AS REQUIRED FOR ABOVE.

Hardship Encountered EXISTING RESIDENCE IS MOSTLY WITHIN THE FRONTYARD SETBACK, MAKING CONFORMING ALTERATIONS DIFFICULT (HOME BUILT IN 1970, NEIGHBORING RESIDENCES HAVE SIMILAR ALIGNMENT)

Variances Requested FRONTYARD SETBACK: 100 FEET REQUIRED, 65.8 FEET EXISTING AND PROPOSED (EXISTING NONCONFORMITY IS INTENSIFIED)



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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: April 24, 2026, *revised October 8, 2026*

Applicant: Bryan Yorke
Address: 27 Tuxedo Road, Rumson, NJ 07760
Block 124, Lot 23, Zone: R-1

I have reviewed the Land Use & Development Permit application for a second story addition in the front of the dwelling, a 1-story addition and covered patio addition to the rear of the dwelling, new patio & terrace, and minor driveway realignment. The property is a wide 1.5-acre lot, nonconforming only due to the lot shape circle. The existing dwelling is located in the front yard setback. As a result, the two proposed additions also encroach in the required setback. The existing parking area is located adjacent to the garage, within the required front-yard setback. The proposed minor driveway realignment is intended to accommodate a covered side entry.

The Land Use & Development Permit application was **denied** based upon the following zoning nonconformities:

- (22-7.3) Expansion of a nonconforming dwelling.
- (Sched 5-1) Minimum front yard setback
 - Second-story (front) addition at 65.8 feet, where an existing one-story portion is located at 65.8 feet and 100 feet is required. **(New nonconformity)**
 - One-story (rear) addition at 96', whereas 100' is required. **(New nonconformity)**
- Existing unchanged nonconformities: lot shape circle; parking area located in the front yard setback.

Documents Reviewed:

- Architectural Plans titled Yorke Residence, Residential Addition & Renovations, prepared, signed, and sealed by Alec P. Shissias, RA, RLA, dated March 31, 2026, rev (1) May 4, 2026, four (4) sheets.
- Copy of Property Survey for 27 Tuxedo Road, prepared by Najarian Associates, signed by Harry J. Widdis, dated June 27, 2019, no revisions, one (1) sheet.

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

ZONING REGULATIONS			
R-1 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)			
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	1.5 AC / 43,560 SF	65,525 SF	NO CHANGE
MIN. LOT WIDTH / FRONTAGE	200 FT	288 FT / 281.19 FT	NO CHANGE
MIN. LOT DIAMETER	115 FT	76 FT	NO CHANGE
MAX. LOT COVERAGE	14,603 SF	7,968 SF	8,917 SF
MAX. BUILDING COVERAGE	5,537 SF	2,874 SF	3,490 SF
MAX. HABITABLE FLOOR AREA	9,052 SF	4,306 SF	5,181 SF
MAX. BLDG. STORIES	2.5 ST	2.5 ST	NO CHANGE
MAX. BLDG. HT. - GABLE (RIDGE / EAVES)	40 FT / 32 FT	27.3 FT / 19.5 FT	29.5 FT / 19.5 FT
MIN. HABITABLE GROUND FLOOR (2 ST.)	1,400 SF	2,192 SF	2,574 SF
MIN. FRONT YARD SETBACK	100 FT	65.8 FT	NO CHANGE
MIN. SIDE YARD SETBACK / COMBINED	48 FT / 104 FT*	98.6 FT / 197.9 FT	75.8 FT /174.4 FT
MIN. REAR YARD SETBACK	50 FT	112.4 FT	86.1 FT
ACCESSORY BLDG. STORIES / HEIGHT	1.5 ST / 24 FT	1 ST / ±14 FT	NO CHANGE
ACCESSORY BLDG. SIDE YARD SETBACK	15 FT	76.7 FT	NO CHANGE
ACCESSORY BLDG. REAR YARD SETBACK	15 FT	25.5 FT	NO CHANGE

*LOT WIDTH EXCEEDS MINIMUM.

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	55,525 SF	x0.1915	10,633 SF
14,603 SF			

EXISTING	
RESIDENCE	2,677 SF
FRONT PORCH	141 SF (141 SF - 219 SF / 10% GROUND FLOOR AREA)
SHED	197 SF
DRIVEWAY	4,988 SF
FRONT WALK	112 SF WALKWAY EXCLUSION
FRONT STEPS	35 SF
A/C EQPM	21 SF
REAR WALKS	230 SF WALKWAY EXCLUSION
REAR TERRACE	146 SF (146 SF - 657 SF / 30% GROUND FLOOR AREA)
REAR PATIO	540 SF (540 SF - 657 SF / 30% GROUND FLOOR AREA)
SUN ROOM STEPS	50 SF
TOTAL	7,968 SF

PROPOSED	
RESIDENCE	3,269 SF
FRONT PORCH	141 SF (141 SF - 254 SF / 10% GROUND FLOOR AREA)
COVERED SIDE ENTRY	24 SF
PERGOLA	389 SF (389 SF - 772 SF / 30% GROUND FLOOR AREA)
SHED	197 SF
DRIVEWAY	4,901 SF
FRONT WALK	112 SF WALKWAY EXCLUSION
FRONT STEPS	35 SF
SIDE ENTRY STEPS	25 SF
A/C EQPM	27 SF
REAR WALKS	292 SF WALKWAY EXCLUSION
REAR TERRACE	148 SF (148 SF - 772 SF / 30% GROUND FLOOR AREA)
REAR PATIOS	540 SF (540 SF - 772 SF / 30% GROUND FLOOR AREA)*
REAR PATIOS BENEATH PERGOLA	389 SF
SUN ROOM STEPS	50 SF
TOTAL	8,917 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	55,525 SF	x0.062	3,442 SF
5,537 SF			

EXISTING	
RESIDENCE	2,677 SF
FRONT PORCH	141 SF (141 SF - 219 SF / 10% GROUND FLOOR AREA)
SHED	197 SF
TOTAL	2,874 SF

PROPOSED	
RESIDENCE	3,269 SF
FRONT PORCH	141 SF (141 SF - 254 SF / 10% GROUND FLOOR AREA)
COVERED SIDE ENTRY	24 SF
PERGOLA	389 SF (389 SF - 772 SF / 30% GROUND FLOOR AREA)
SHED	197 SF
TOTAL	3,490 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	55,525 SF	x0.1	5,552 SF
9,052 SF			

EXISTING	
1st FLOOR	2,192 SF
2nd FLOOR	1,414 SF
ATTACHED GARAGE	521 SF
SHED	179 SF
TOTAL	4,306 SF

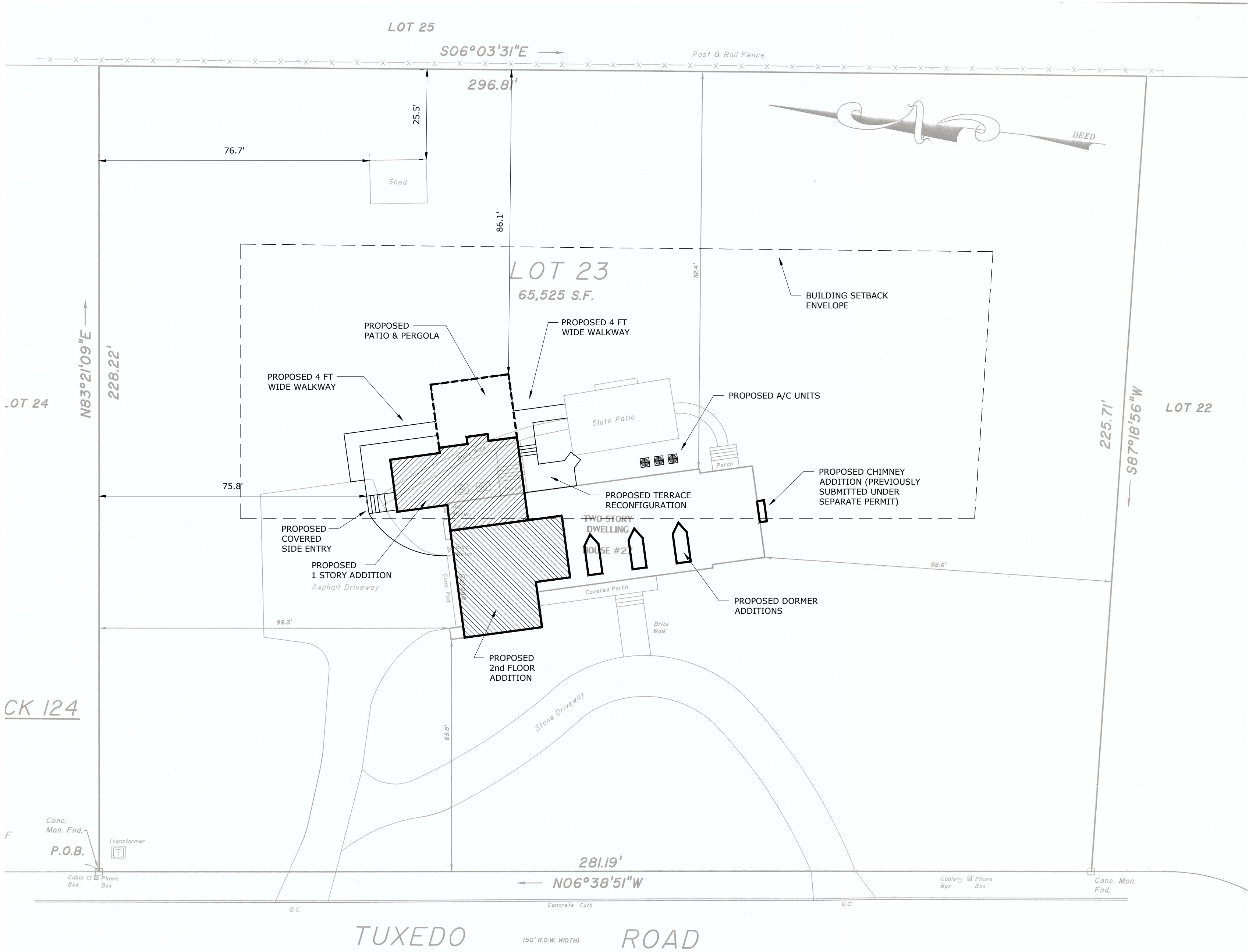
PROPOSED	
1st FLOOR	2,574 SF
2nd FLOOR	1,907 SF
ATTACHED GARAGE	521 SF
SHED	179 SF
TOTAL	5,181 SF

Residential Additions & Renovations

Yorke Residence

27 Tuxedo Road, Rumson, NJ 07760

Block 124 / Lot 23



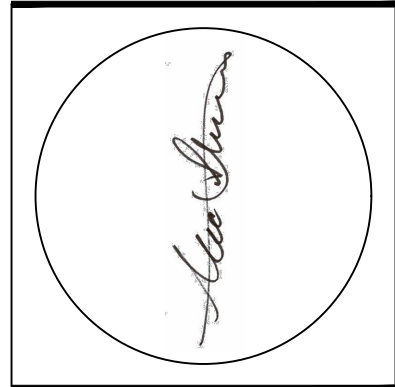
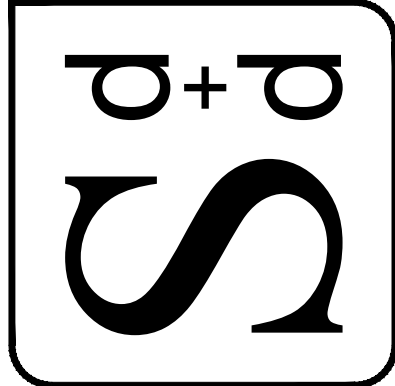
1 SITE PLAN / ZONING DIAGRAM
A1 1" = 20'

INFORMATION ON THIS SITE PLAN IS
TAKEN FROM SURVEY PREPARED BY:
HARRY J. WIDDIS, P.L.S.
NJLS LIC NO. 26384
DATED: 06 / 27 / 2019

DRAWING LIST

A1	ZONING / SITE PLAN
A2	EXISTING / DEMOLITION PLANS
A3	FLOOR PLANS
A4	EXTERIOR ELEVATIONS

SHISSIAS



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ISSUE	REVISIONS
05 / 04 / 26	Variance Application

Yorke Residence

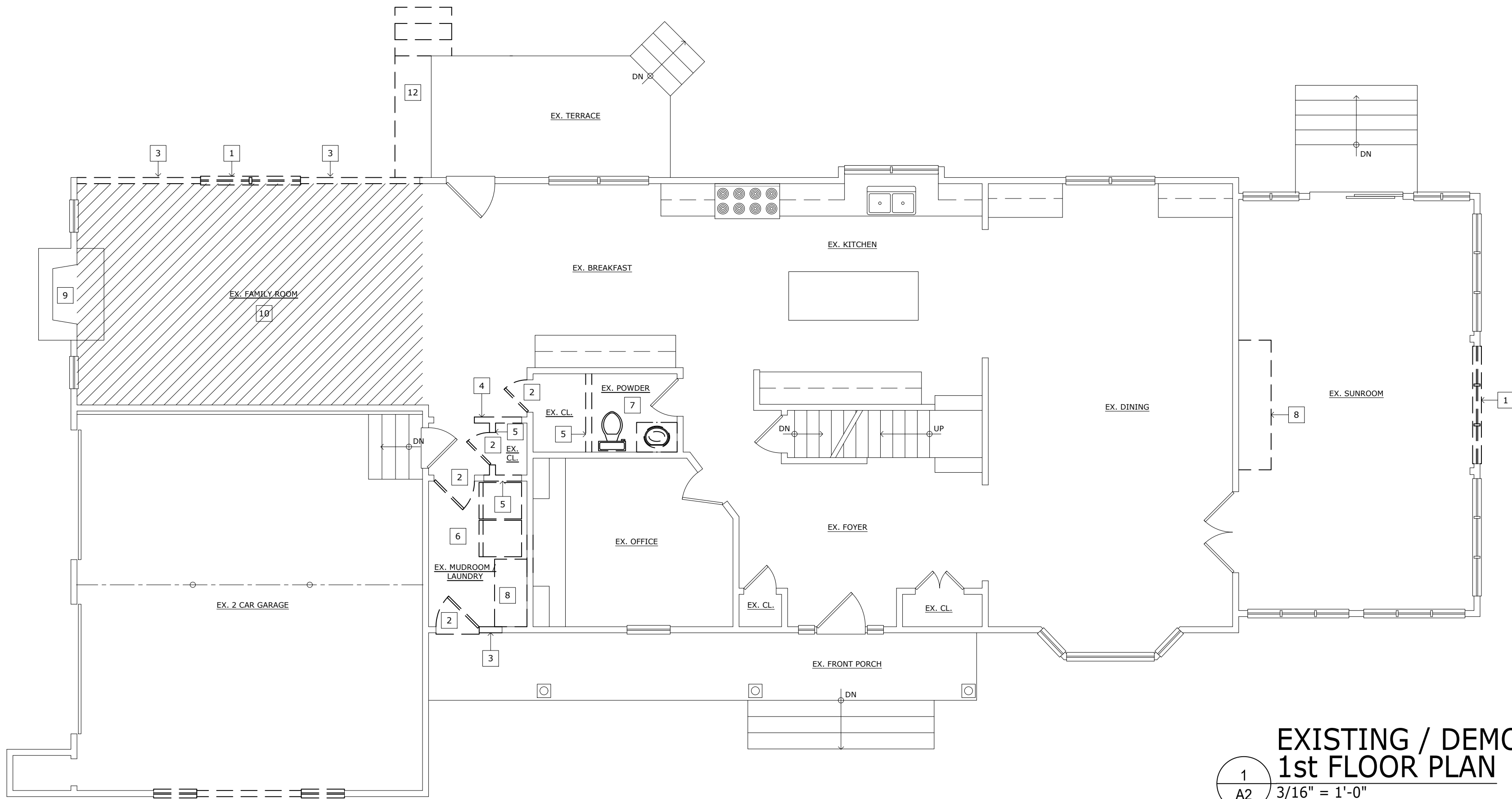
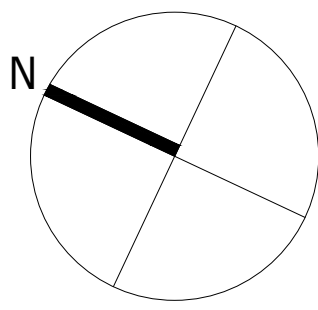
Residential Addition & Renovations

27 Tuxedo Road, Rumson, NJ 07760
Block 124 / Lot 23

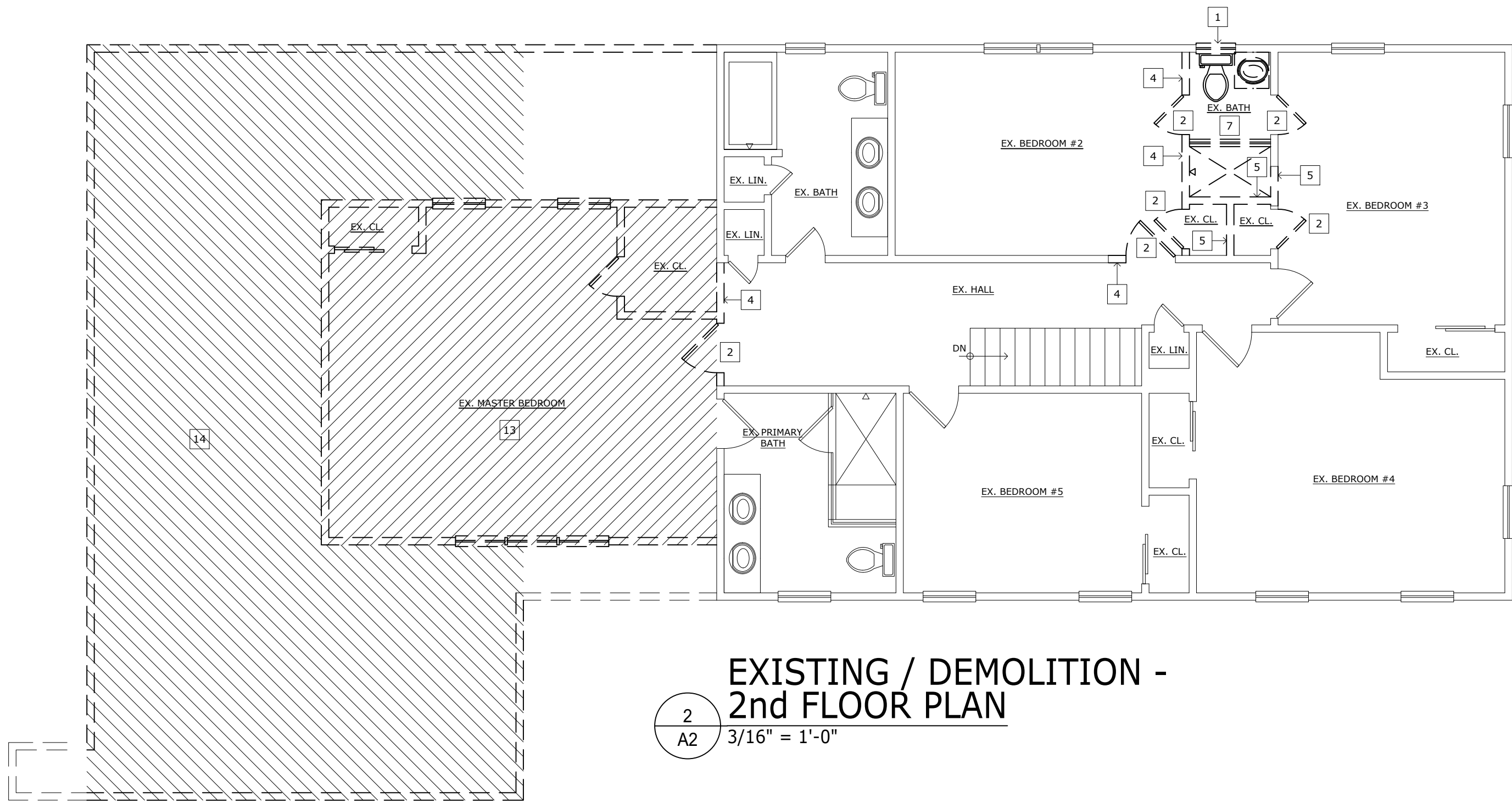
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Date: 03 / 31 / 2026

ZONING /
SITE PLAN

A1



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



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

DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED

DEMOLITION LEGEND

- 1 REMOVE EXISTING WINDOW, HARDWARE, TRIM, ETC.
- 2 REMOVE EXISTING DOOR, HARDWARE, TRIM, ETC.
- 3 REMOVE EXISTING EXTERIOR WALL. PROVIDE TEMPORARY SUPPORT AS NEEDED.
- 4 REMOVE EXISTING BEARING WALL. PROVIDE TEMPORARY SUPPORT AS NEEDED.
- 5 REMOVE EXISTING PARTITION WALL. CONFIRM WALL IS NON LOAD BEARING PRIOR TO REMOVAL.
- 6 REMOVE EXISTING LAUNDRY ROOM EQUIPMENT.
- 7 REMOVE EXISTING BATHROOM FIXTURES AND FINISHES.
- 8 REMOVE EXISTING BUILT-INS.
- 9 EXISTING WOOD FIREPLACE TO BE REMOVED IN PREPARATION FOR INSTALLATION OF DIRECT VENT GAS FIREPLACE.
- 10 REMOVE CEILING JOISTS TO EXTENT REQUIRED FOR VAULTED CEILING (EXTENT ESTIMATED BY HATCH).
- 11 REMOVE EXISTING ROOF ASSEMBLY: ROOF SHINGLES, SHEATHING, RAFTERS, ETC.
- 12 REMOVE DECK AND STEPS TO EXTENT REQUIRED FOR RECONFIGURATION.
- 13 REMOVE EXISTING SECOND FLOOR IN ITS ENTIRETY, INCLUDING ROOF, EXTERIOR WALLS, FIXTURES, ETC. (EXTENT INDICATED BY HATCH)
- 14 REMOVE EXISTING ROOF ASSEMBLY TO ALLOW FOR PROPOSED CONSTRUCTION (EXTENT INDICATED BY HATCH)

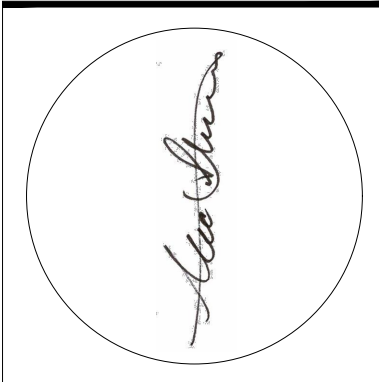
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Residential Addition & Renovations

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EXISTING /
DEMOLITION
PLANS

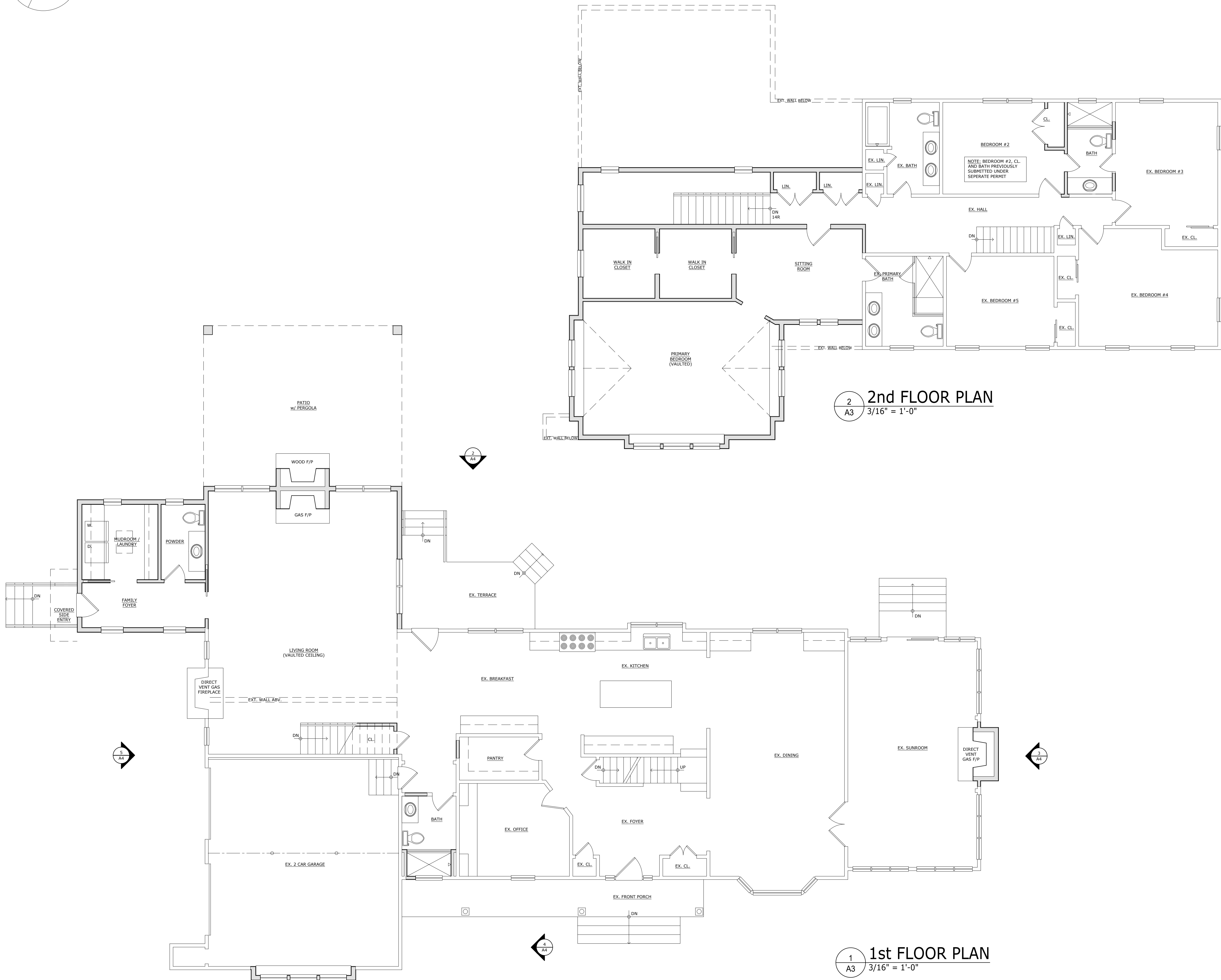
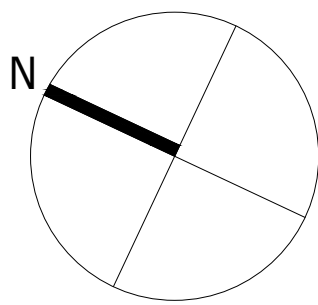
A2



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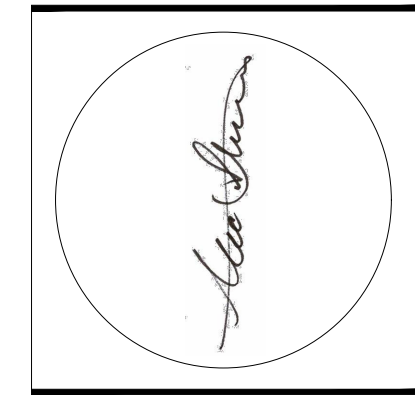
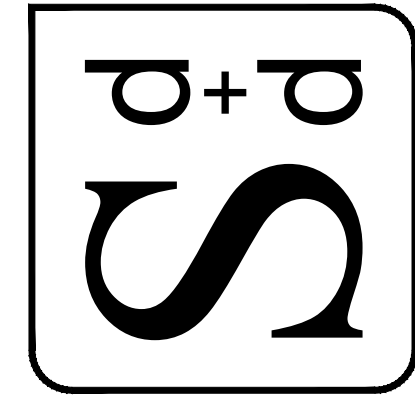
ISSUE	REVISIONS
05 / 04 / 26	Variance Application

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2
A3
2nd FLOOR PLAN
3/16" = 1'-0"

1
A3
1st FLOOR PLAN
3/16" = 1'-0"



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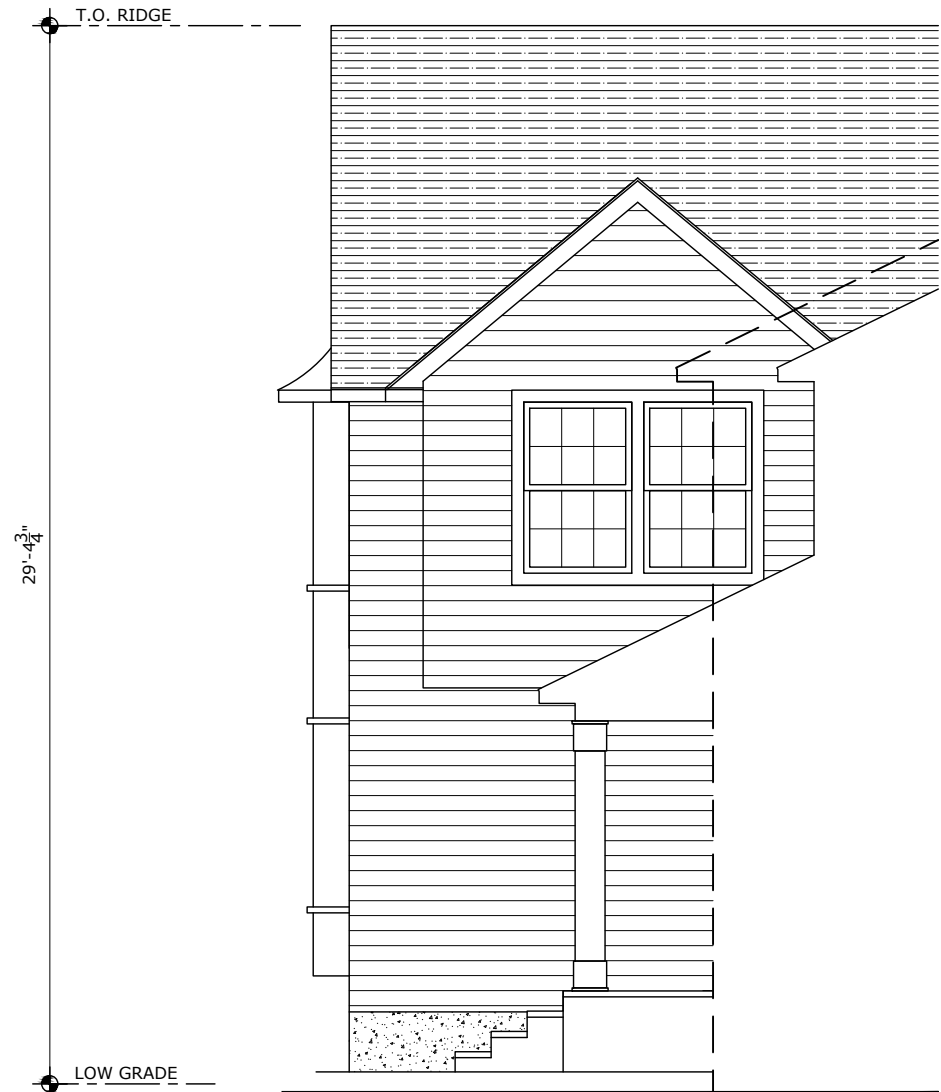
FLOOR PLANS



3 LEFT SIDE ELEVATION
A1 1/4" = 1'-0"



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



5 RIGHT SIDE ELEVATION / SECTION
A4 1/4" = 1'-0"



2 REAR ELEVATION
A1 1/4" = 1'-0"



1 FRONT ELEVATION
A4 1/4" = 1'-0"

