
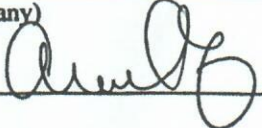




Borough of Rumson
BOROUGH HALL
80 East River Road
Rumson, New Jersey 07760-1689
rumsonnj.gov

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Matt and Amanda Lukof	mattlukof@gmail.com	215-896-3672
Name of Applicant	Email	Phone Number
35 Wardell Avenue		140 43
Property Address	Block	Lot
N/A		
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>		
N/A		
Applicant's Attorney and contact information (if any)		
Shissias Design and Development, Al Shissias, 865-448-0865, ashissias@gmail.com		
Applicant's Architect and contact information (if any)		
N/A		
Applicant's Engineer and contact information (if any)		
		2/14/25
Signature of Applicant or Agent		Date

Proposed plan

Demolish existing 1.5 story residence in order to construct a new 2.5 story single family residence, covered front porch and covered rear porch on an existing foundation and basement.

Variances requested

1. Maximum Floor Area: 3,500 square feet permitted, 4,639 square feet proposed.
2. Maximum Floor Area Ratio: 0.20 permitted, 0.27 proposed.
3. Maximum Lot Coverage: 5,366 square feet permitted, 6,695 square feet existing and proposed.
4. Maximum Building Coverage: 2,547 square feet permitted, 2,700 square feet proposed.
5. Required Garage Spaces: 1 minimum required, 3 maximum permitted: 1 existing, 0 proposed (inaccessible)
6. Required Garages must have maneuverable and unobstructed access: proposed work obstructs maneuverable access to existing garage.



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 17, 2025

Applicant: Matt and Amanda Lukof
Address: 35 Wardell Avenue, Rumson, New Jersey 07760
Block, Lot & Zone: Block 105, Lot 43, Zone R-4

I have reviewed the Land Use & Development Permit application to remove the existing 1.5-story dwelling and construct a new, 2.5-story, single-family dwelling, with covered front & rear porches attached to the dwelling, on the existing foundation with basement. The existing pool, patio and dock deck will remain as-is. The rear patio will be reduced by 170 SF to so as not to intensify the (exceeded) lot coverage.

The property is an oversized, conforming, interior lot with existing nonconformities of lot coverage, oversized driveway, and parking in the front yard setback. The proposed construction will require new variances for FAR, maximum floor area, building coverage, lot coverage, oversized driveway, parking in the front yard setback, and inaccessible (required) garage.

Supporting documents include:

- Boundary & Topographic Survey prepared by Morgan Engineering & Surveying, signed and sealed by David J. Von Steenburg, PLS, dated October 17, 2025.
- Architectural Plans prepared by Shissias D&D, signed & sealed by Alec P. Shissias, RA, RLA, dated December 23, 2024, Sheet 1 revised January 6, 2025, consisting of three (3) sheets.

The application has been **denied**. See the table below for a complete list of nonconformities.

Borough of Rumson Ordinances/Development Regulations:
Schedule 5-3 Maximum Floor Area / FAR, Schedule 5-4 Maximum Lot And
Building Coverage, 22-5.7 Regulations Controlling the R-4 Residential Zone, 22-7.26
Parking, Garages, Driveways & Stables, and 22-9.2 Improvement Standards

		<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Nonconformity</u>
1	Sched 5-3: Max Floor Area	3,500 sf (capped)	n/a	4,639 sf (33% over)	C-Variance New
2	Sched 5-3: FAR	0.20	n/a	0.27	D4-Variance New

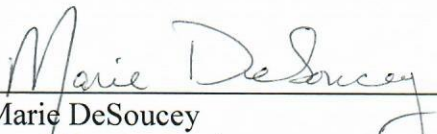
3	Sched 5-4: Lot Coverage	5,366 sf	6,695 sf (25% over)	6,695 sf (25% over)	C-Variance New
4	Sched 5-4: Bldg Coverage	2,547 sf	n/a	2,700 sf (6% over)	C-Variance New
5	22-5.7b (22-9.2b1) Required Garage	1-3 spaces	n/a	0 accessible	C-Variance New
6	22-7.26h Driveway width / parking area	12 ft	19 ft		C-Variance Existing
7	22-7.26j Unobstructed, maneuverable access to garage	25 ft	30 ft Fence blocks access	23.5 ft Fence blocks access	C-Variance New
8	22-9.2b1 (f) 22-9.2b5 (c) Required parking spaces must be behind the FYSB	3 spaces	2 spaces		C-Variance Existing

- Existing nonconformities need variances to be recorded in Resolution

With regard to the submitted plans, I offer the following comments regarding revisions required prior to being scheduled to go before the Zoning Board of Adjustment:

- Add the building envelope on proposed site plan.
- Correct the existing and proposed Front Yard Setback in the Zoning Chart.
- Correct the existing stories to 1.5 in the Zoning Chart.

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

DENIED

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

RECEIVED

JAN 01 2025

LAND USE & DEVELOPMENT PERMIT ZONING OFFICE

Date: 12/26/24

Fee: \$ 50

Check # 417

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: 35 WARDELL AVE., RUMSON, NJ Block: 105 Lot 43 Zone: R-4.

2. Applicant's Name: MATT LUKOF Address: 35 WARDELL AVE., RUMSON, NJ

Email: Mattlukof@gmail.com Tel. (215) 896-3672

3. Property Owner's Name: MATT + AMANDA LUKOF Address: //

Email: // Tel. //

4. Description of Work: REMOVAL OF EXISTING 1 STORY SINGLE FAMILY RESIDENCE TO ALLOW FOR CONSTRUCTION OF A 2ST STORY SINGLE FAMILY RESIDENCE, COVERED FRONT PORCH, COVERED REAR PORCH AND DECK/TERRACE ABOVE AN EXISTING BASEMENT.

NONE KNOWN (Correct)

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: _____ (Submit a copy of the Resolution)

Board: _____ Resolution # (if any): _____

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.

Matt Lukof
Signature of Applicant

12/13/2024
Date

Matt Lukof
Print Applicant's Name

Signature of Owner (if different than applicant)

Date

Print Owner's Name (if different than applicant)

FOR OFFICE USE

Approved _____ Denied ☒

DENIED

COMMENTS:

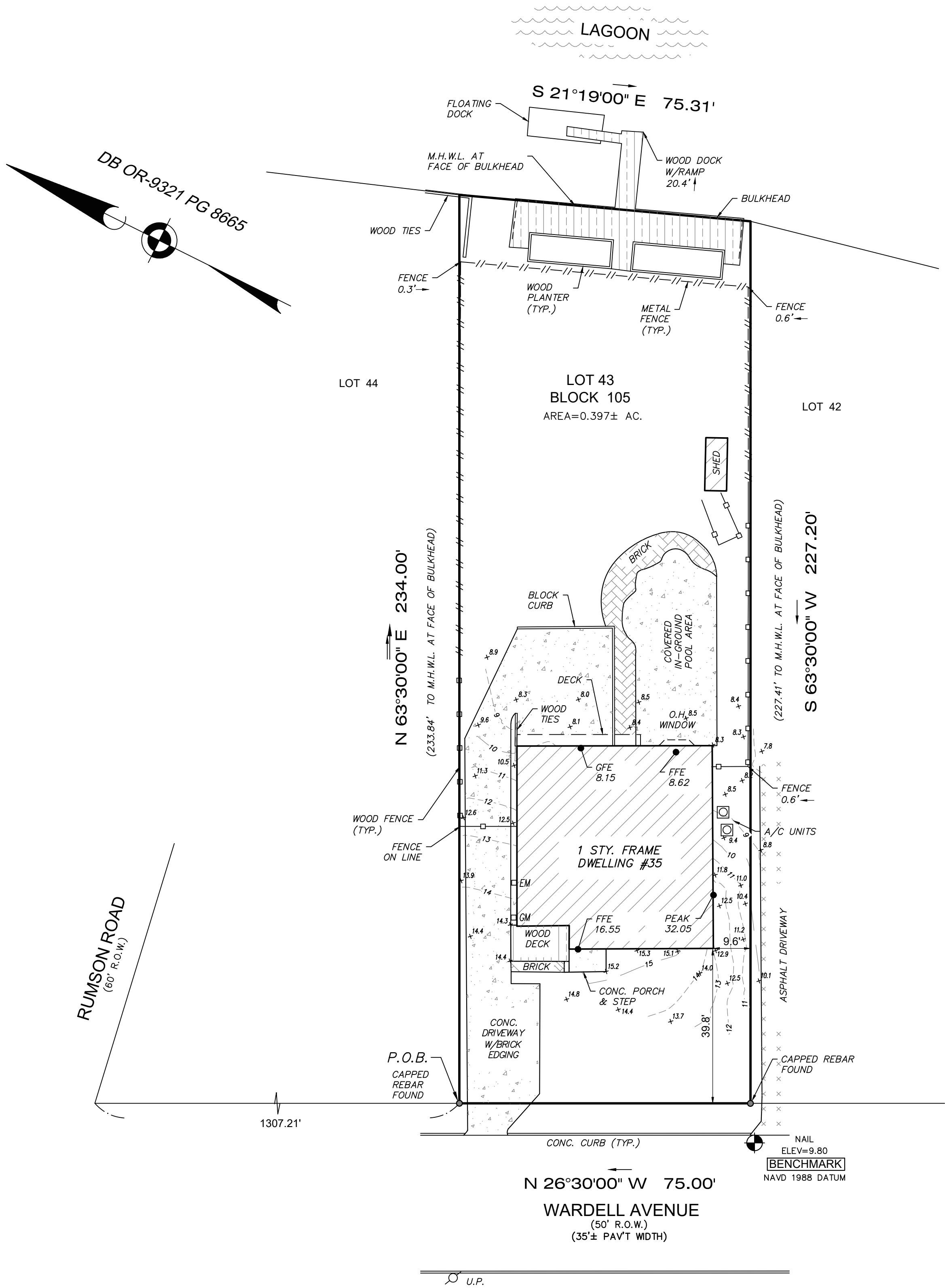
Variances required for exceeding maximum
permitted Floor Area, Building Coverage
Lot Coverage, and Floor area Ratio.

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.

Marie DeSoucey
Marie DeSoucey
Land Use & Development Official

1/2/25
Date

^{S&S}
Plans by Alec Shissias RA, RLA, dated 12/23/24, no revisions,
Three Sheets
Survey S&S by David J Von Steenburg, dated 10/17/24.

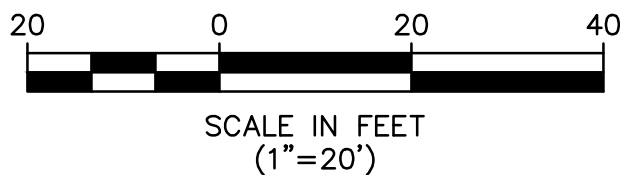


VERTICAL DATUM IS NAVD88 ESTABLISHED THROUGH LEICA RTK GPS NETWORK
PREPARED FOR: *MATT LUKOF AND AMANDA ROSE LUKOF*

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 10/17/24 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB OR-9321 PG 8665



CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN
engineering & surveying

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

David J. VonSteenburg
DAVID J. VONSTEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

**BOUNDARY AND PARTIAL
TOPOGRAPHIC SURVEY**

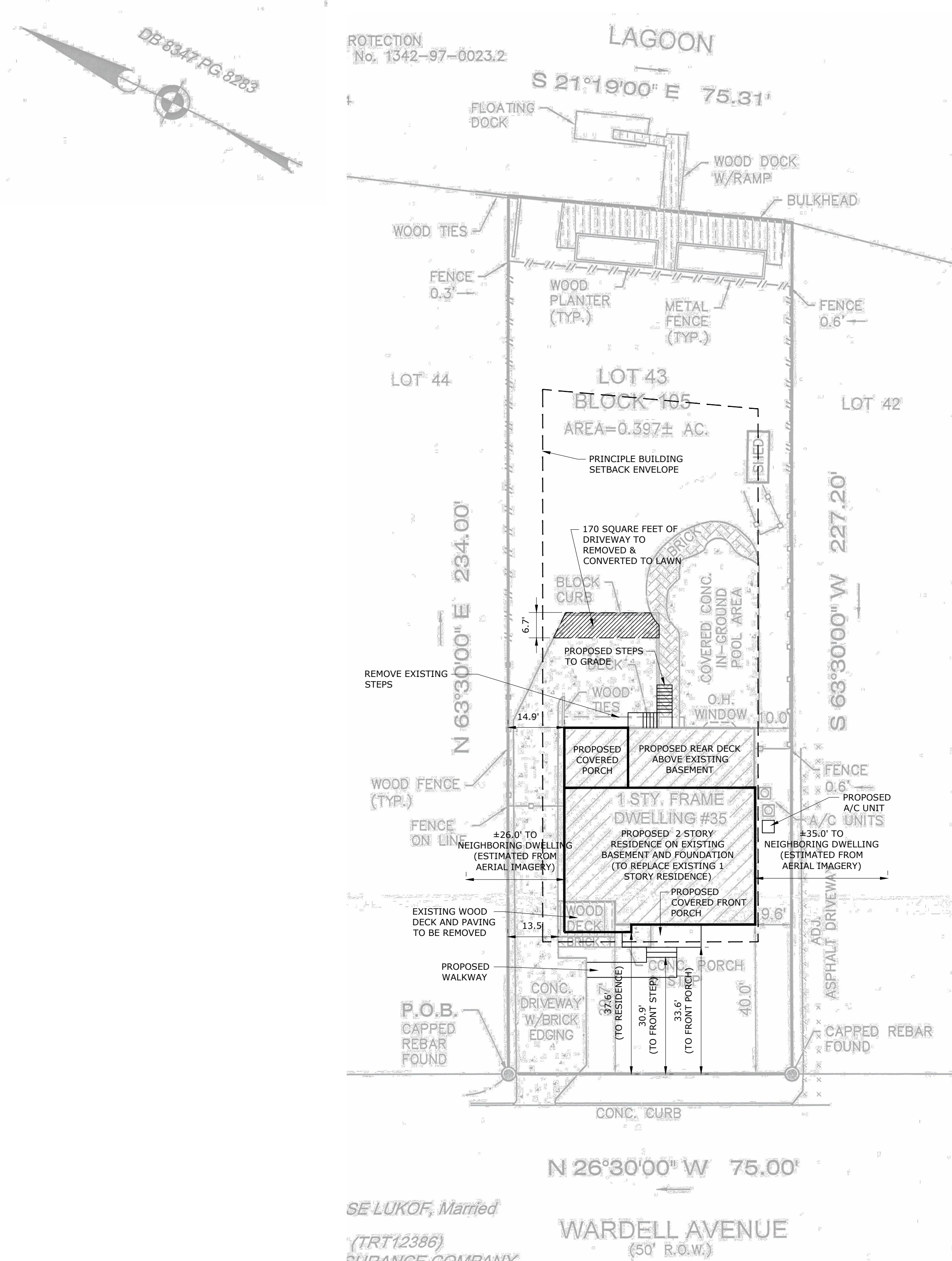
LOT 43 **BLOCK 105**
BOROUGH OF RUMSON
COUNTY OF MONMOUTH **NEW JERSEY**

Scale:	Drawn By:	Date:	JOB #	CAD File #	Sheet #
1"=20'	SC	10/17/24	18-08274b	18-08274b	1 of 1

ZONING REGULATIONS			
R-4 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)			
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	17,293 SF	NO CHANGE
MIN. LOT WIDTH / FRONTAGE	75 FT	75 FT	NO CHANGE
MIN. FRONT YARD SETBACK	35 FT	39.7 FT	37.6 FT
MIN. FRONT YARD SETBACK (PORCH)	30 FT	N/A	33.6 FT
MIN. SIDE YARD SETBACK / COMBINED	9 FT / 20 FT	9.6 FT / 23.1 FT	9.6 FT / 24.5 FT
MIN. REAR YARD SETBACK	50 FT	133 FT	124 FT
INT. LOT SHAPE - MIN. DIA.	50 FT	57 FT	NO CHANGE
MAX. BLDG. HT. - GABLE (RIDGE / EAVES)	35 FT / 26 FT	±24 FT / ±16 FT	35 FT / 26 FT
MAX. BLDG. STORIES	2.5 ST	1.5 ST	2.5 ST
MIN. HABITABLE GROUND FLOOR (2 ST.)	600 SF	2,073 SF	1,730 SF
MAX. LOT COVERAGE	5,366 SF	6,695 SF	NO CHANGE
MAX. BUILDING COVERAGE	2,547 SF	2,606 SF	2,700 SF
MAX. HABITABLE FLOOR AREA	3,500 SF	3,216 SF	4,639 SF
ACCESSORY BLDG. SIDE YARD SETBACK	5 FT	6 FT	NO CHANGE
ACCESSORY BLDG. REAR YARD SETBACK	5 FT	55 FT	NO CHANGE
ACCESSORY BLDG. STORIES / HEIGHT	1 ST / 16 FT	1 ST / ±10 FT	NO CHANGE

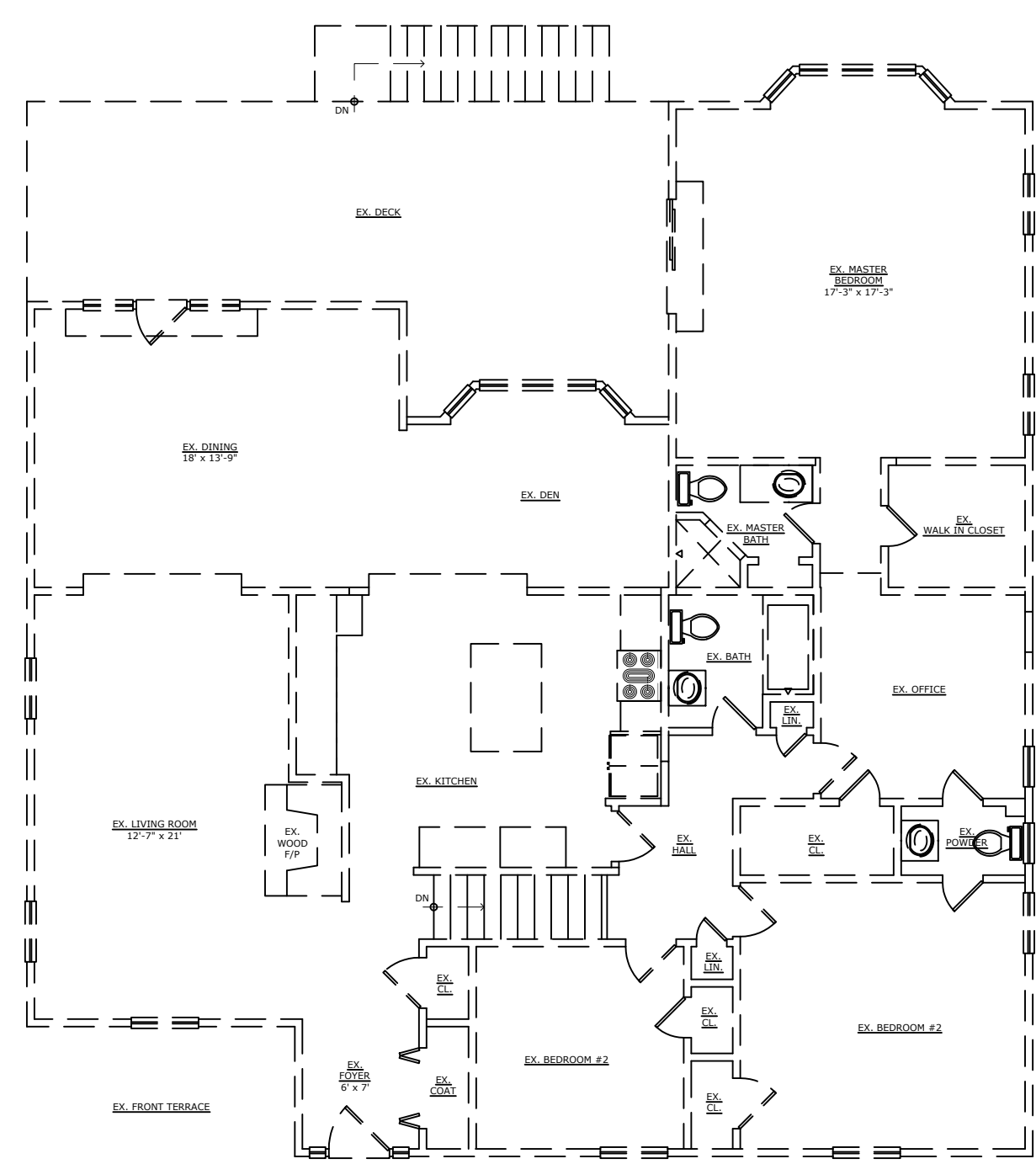
BASEMENTS HAVE GREATER THAN 1/3 THEIR HEIGHT ABOVE THE AVERAGE GRADE LEVEL.
50% OF BASEMENTS w/ CEILING HEIGHTS GREATER THAN 7 FEET SHALL BE COUNTED TOWARDS FLOOR AREA

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	7,293 SF	x0.1915	1,396 SF
			5,366 SF
EXISTING			
RESIDENCE			2,529 SF
FRONT PORCH			-
SHED			77 SF
DRIVEWAY			2,221 SF
FRONT DECK / PAVING			234 SF
REAR STEPS			55 SF
POOL & PATIO			1,410 SF
A/C UNITS			18 SF
REAR DOCK DECK			151 SF
TOTAL			566 SF - 415 SF (20% CREDIT)
PROPOSED			
RESIDENCE			2,616 SF
FRONT PORCH			7 SF
SHED			77 SF
DRIVEWAY			2,054 SF
FRONT DECK / PAVING			234 SF
REAR STEPS			76 SF
POOL & PATIO			1,384 SF
A/C UNITS			27 SF
REAR DOCK DECK			220 SF
TOTAL			566 SF - 346 SF (20% CREDIT)
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	7,293 SF	x0.062	452 SF
			2,547 SF
EXISTING			
RESIDENCE			2,529 SF
FRONT PORCH			-
SHED			77 SF
TOTAL			2,606 SF
PROPOSED			
RESIDENCE			2,616 SF
FRONT PORCH			7 SF
SHED			77 SF
TOTAL			2,700 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	7,293 SF	x0.1	729 SF
			4,229 SF
EXISTING			
BASEMENT			1,143 SF
1st FLOOR			2,073 SF
2nd FLOOR			-
TOTAL			3,216 SF
PROPOSED			
BASEMENT			1,143 SF
1st FLOOR			1,730 SF
2nd FLOOR			1,766 SF
TOTAL			4,639 SF
			50% OF 2,285 SF (BASEMENT)

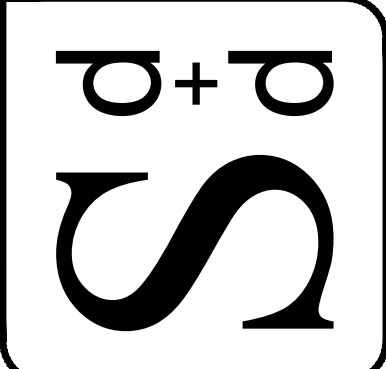


1 SITE PLAN / ZONING DIAGRAM
A1 1" = 20'

INFORMATION ON THIS SITE PLAN IS TAKEN FROM SURVEY PREPARED BY:
DAVID J. VON STEENBURG, P.L.S.
NJLS LIC NO. 34500
DATED: 09 / 20 / 2018

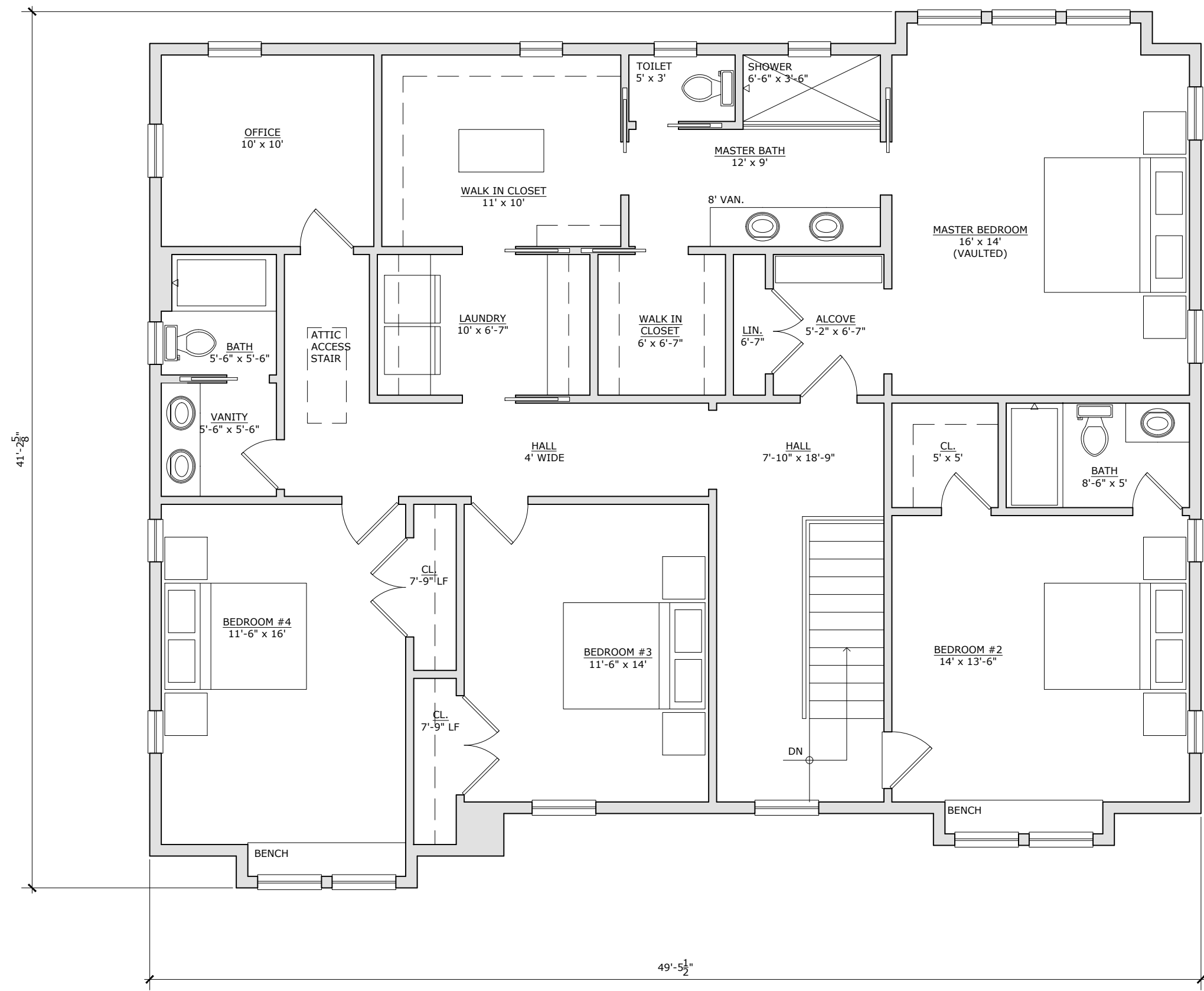


2 EXISTING / DEMOLITION
A1 1st FLOOR PLAN
1/8" = 1'-0"

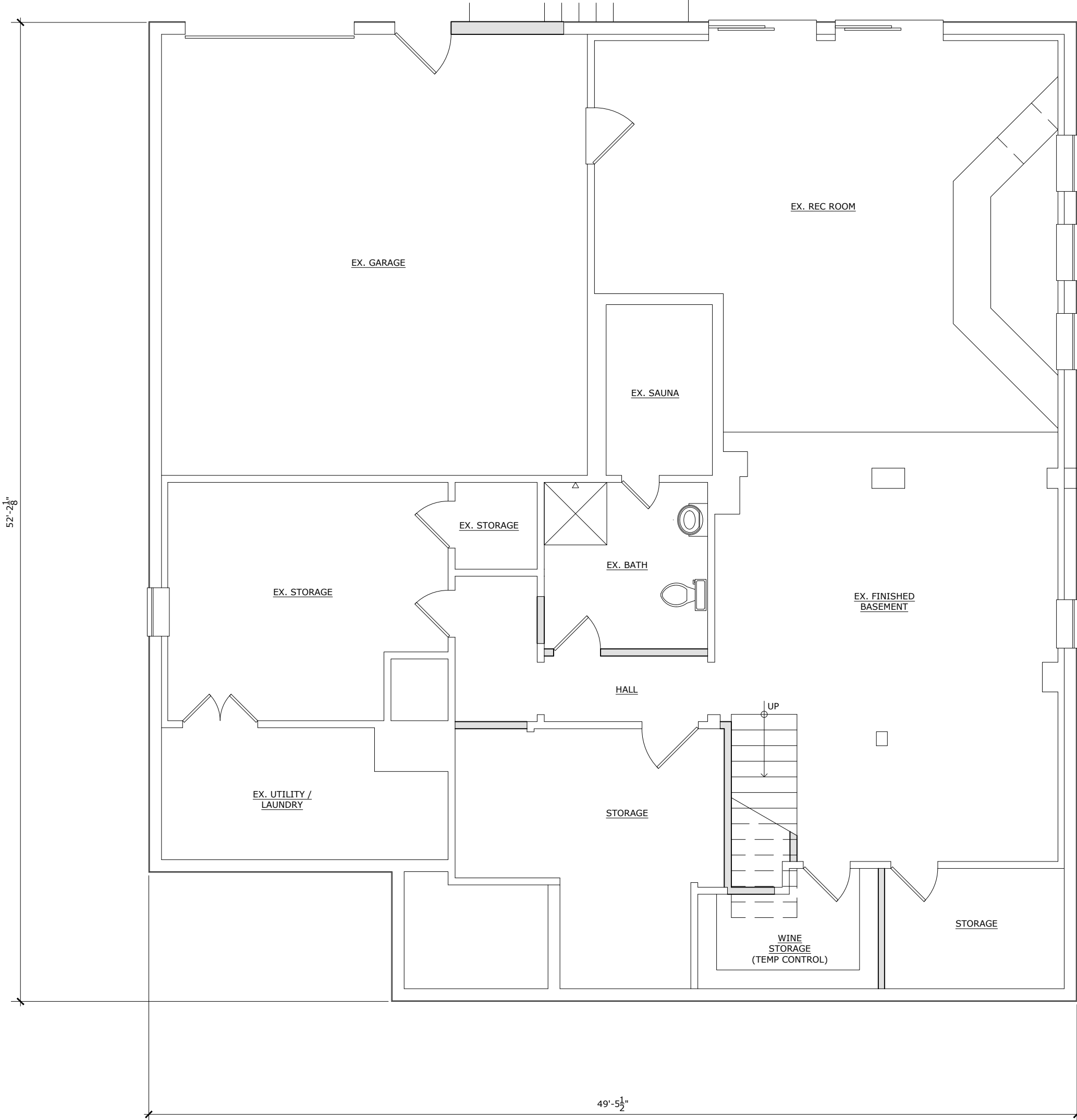


NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION.
USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF SHISSIAS DESIGN AND DEVELOPMENT. ALL COPYRIGHT LAWS ARE RESERVED. DRAWINGS ARE NOT INTENDED FOR PROTOTYPICAL USE. SHISSIAS DESIGN AND DEVELOPMENT © 2025.

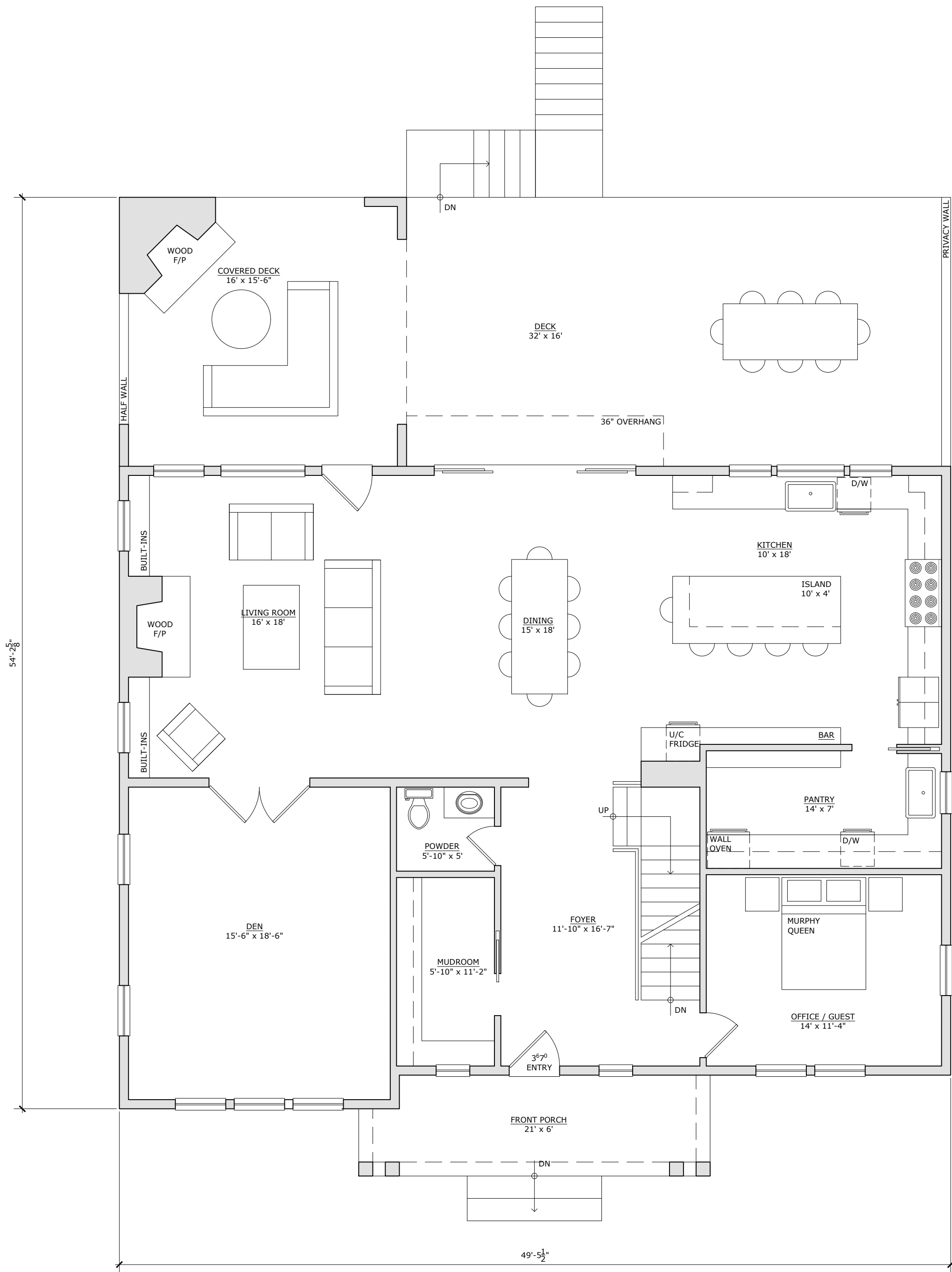
ISSUE	REVISIONS
01 / 06 / 25	LOT COVERAGE
02 / 13 / 25	VARIANCE APP.



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



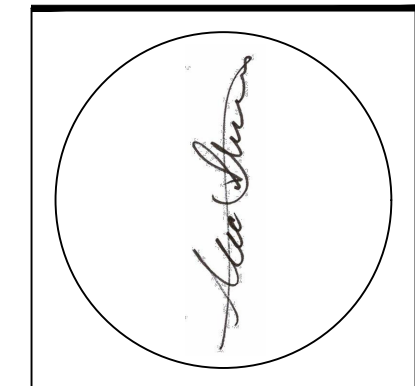
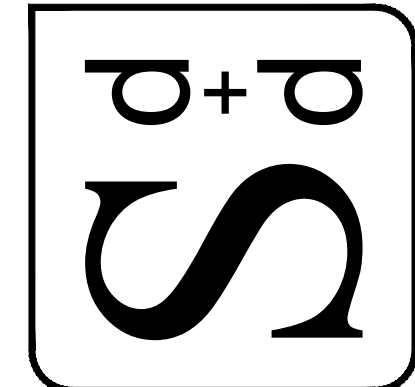
0 BASEMENT PLAN
A3 3/16" = 1'-0"



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

SHISSIAS

DESIGN + DEVELOPMENT
956.448.0865
www.shissias.com
ashissias@gmail.com
27 1st St. Rumson, NJ 07760



NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION.
USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF SHISSIAS DESIGN AND DEVELOPMENT. ALL COPYRIGHT LAWS ARE RESERVED. DRAWINGS ARE NOT INTENDED FOR PROTOTYPICAL USE. SHISSIAS DESIGN AND DEVELOPMENT © 2025.

ISSUE	REVISIONS
01 / 06 / 25	LOT COVERAGE
02 / 13 / 25	VARIANCE APP.

Lukof Residence
Residential Addition & Renovation

35 Wardell Ave., Rumson, NJ 07760
Block 105 / Lot 43

Proj. No: 2023.47
Issued For: Zoning Permit
Date: 12 / 23 / 2024

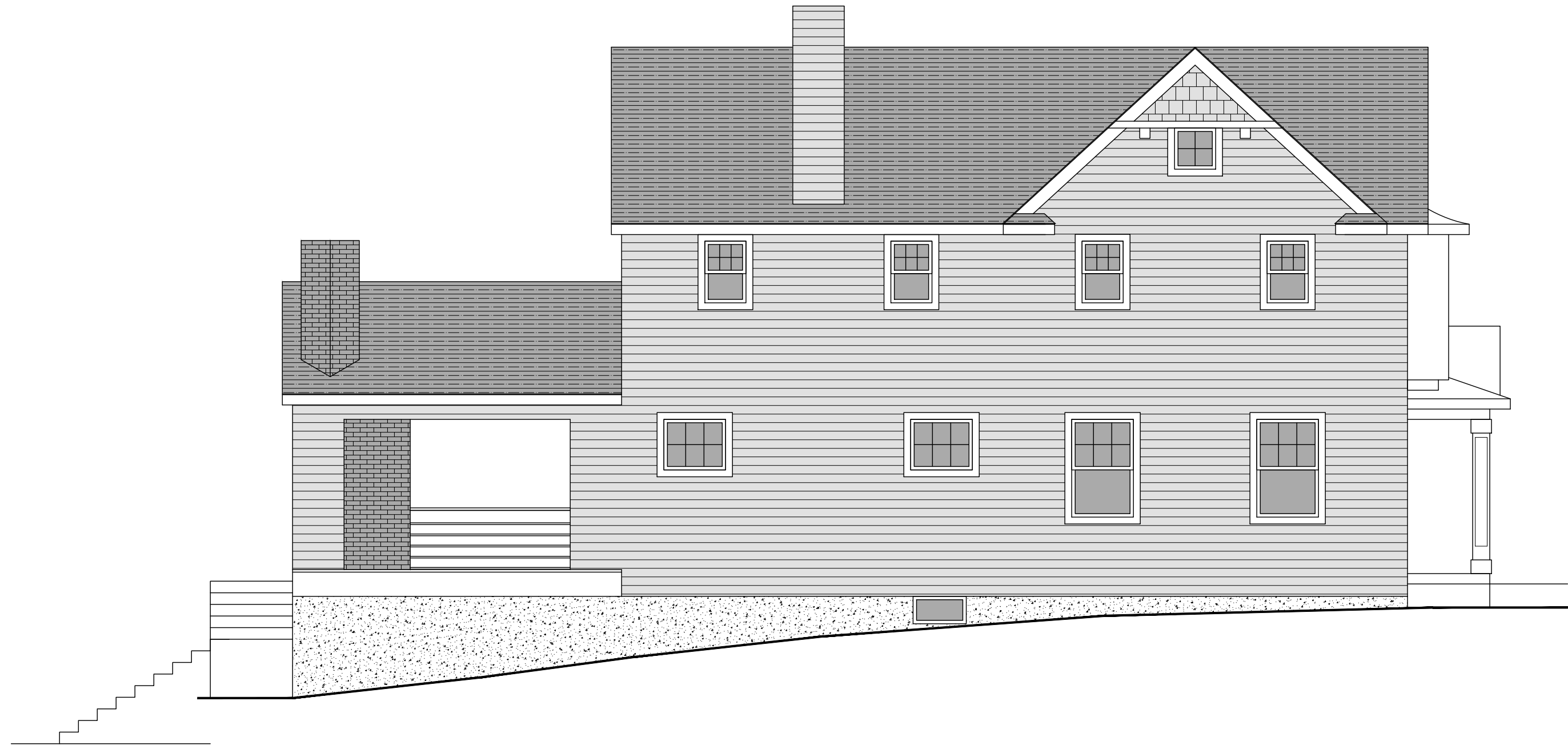
PLANS

A2

2 OF 3



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



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



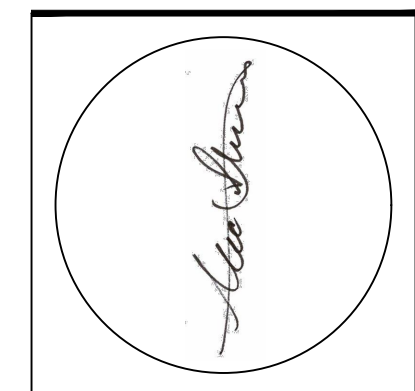
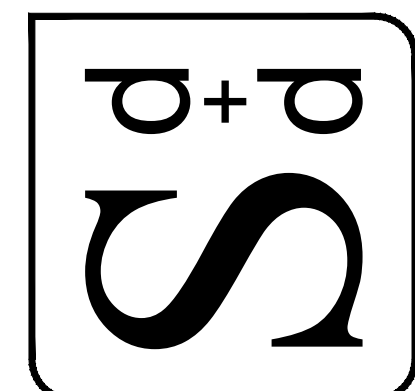
1
A3 FRONT ELEVATION
3/16" = 1'-0"



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

SHISSIAS

DESIGN + DEVELOPMENT
Aleo P. Shissias, RA, RLA
Architect #240192200
NJ Landscape Architect #24A30017900
856.448.0865
www.shissias.com
ashissias@gmail.com
27 1st St. Rumson, NJ 07760



NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION.

USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF SHISSIAS DESIGN AND DEVELOPMENT. ALL COPYRIGHT LAWS ARE RESERVED. DRAWINGS ARE NOT INTENDED FOR PROTOTYPICAL USE. SHISSIAS DESIGN AND DEVELOPMENT © 2025.

ISSUE	REVISIONS
01 / 06 / 25	LOT COVERAGE
02 / 13 / 25	VARIANCE APP.

Lukof Residence
Residential Addition & Renovation

35 Wardell Ave., Rumson, NJ 07760
Block 105 / Lot 43

Proj. No: 2023.47
Issued For: Zoning Permit
Date: 12 / 23 / 2024

EXTERIOR
ELEVATIONS

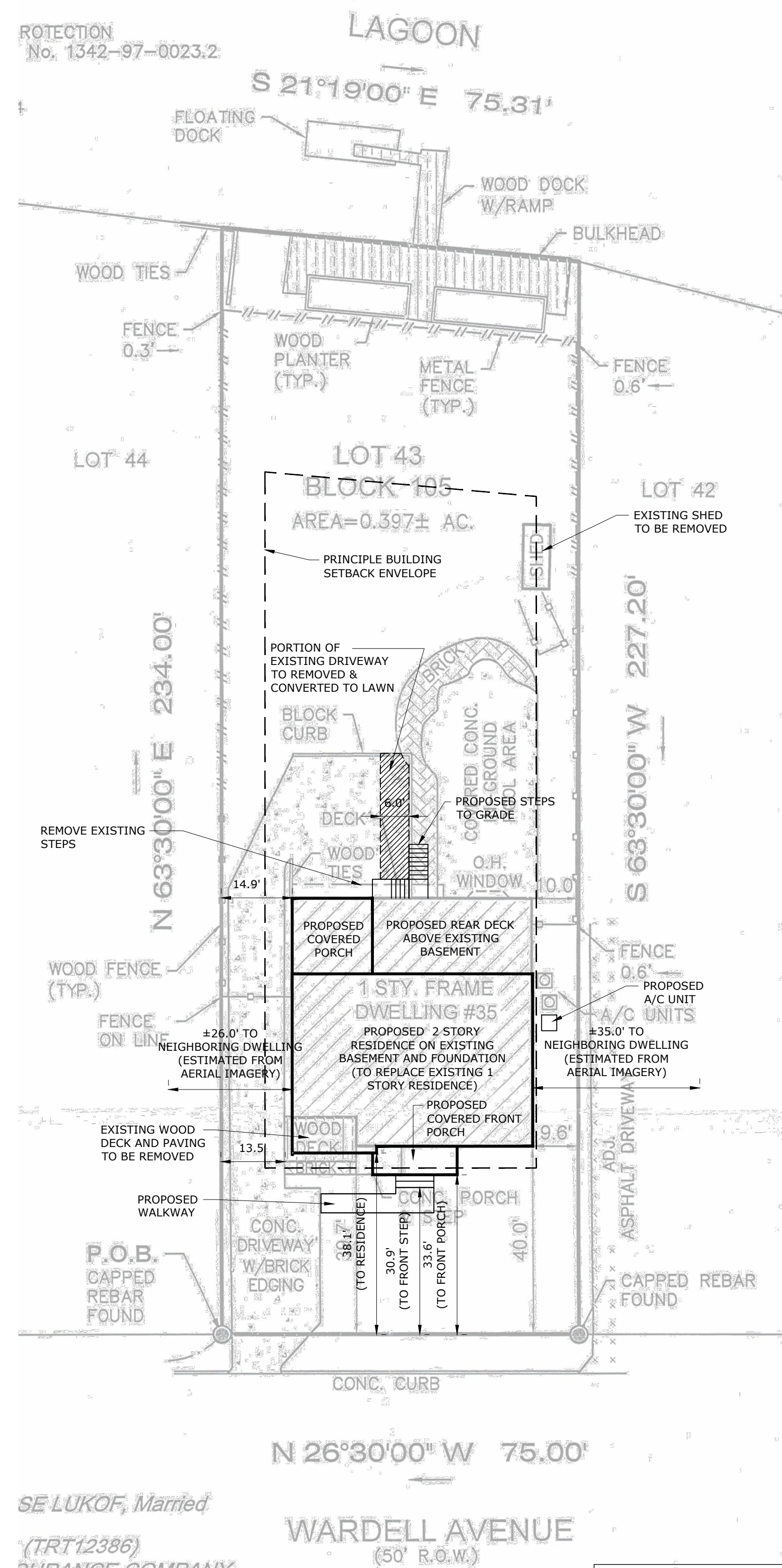
A3

3 OF 3

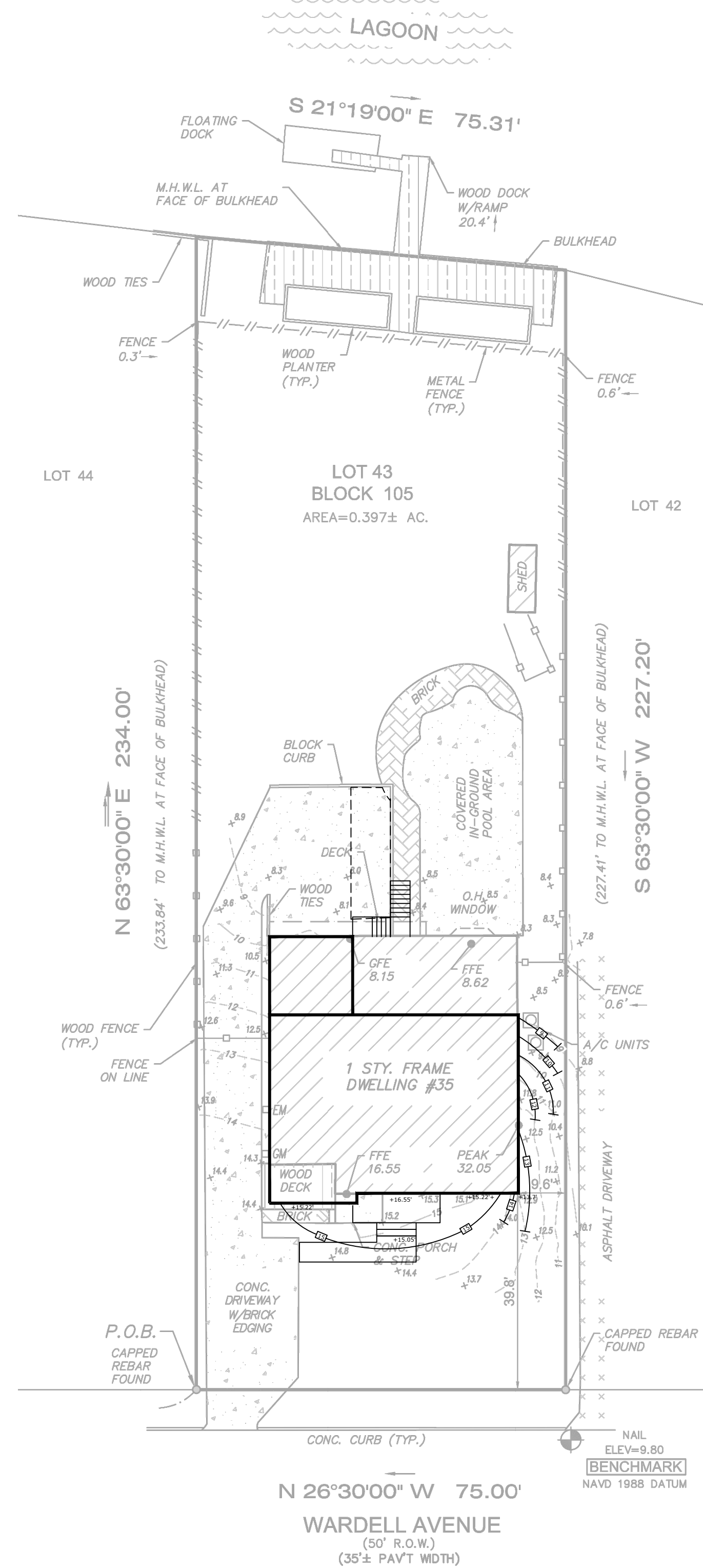
ZONING CALCULATIONS					
LOT COVERAGE					
ALLOWABLE					
0 - 5,000 SF	5,000 SF	x0.475	2,375 SF		
5,000 - 10,000 SF	5,000 SF	x0.319	1,595 SF		
10,000 -70,000 SF	7,293 SF	x0.1915	1,396 SF		
			5,366 SF		
EXISTENCE					
RESIDENCE			2,529 SF		
FRONT PORCH			- SF		
SHED			77 SF		
DRIVEWAY			2,221 SF		
FRONT DECK / PAVING			234 SF		
REAR STEPS			55 SF		
POOL & PATIO			1,410 SF		
A/C UNITS			18 SF		
REAR DOCK DECK			151 SF		
TOTAL			6,695 SF		
PROPOSED					
RESIDENCE			2,606 SF		
FRONT PORCH			105 SF		
SHED			- SF		
DRIVEWAY			2,065 SF		
FRONT DECK / PAVING			234 SF		
REAR STEPS			76 SF		
POOL & PATIO			1,384 SF		
A/C UNITS			27 SF		
REAR DOCK DECK			222 SF		
TOTAL			6,614 SF		
566 SF - 415 SF (20% CREDIT)					
105 SF - 173 SF (10% FRONT PORCH CREDIT)					
566 SF - 344 SF (20% CREDIT)					
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	7,293 SF	x0.062	452 SF		
			2,547 SF		
EXISTENCE					
RESIDENCE			2,529 SF		
FRONT PORCH			- SF		
SHED			77 SF		
TOTAL			2,606 SF		
PROPOSED					
RESIDENCE			2,606 SF		
FRONT PORCH			105 SF		
SHED			- SF		
TOTAL			2,606 SF		
105 SF - 173 SF (10% FRONT PORCH CREDIT)					
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	7,293 SF	x0.1	729 SF		
			4,229 SF		
EXISTENCE					
CELLAR			1,143 SF		
1st FLOOR			2,073 SF		
2nd FLOOR			- SF		
TOTAL			3,216 SF		
PROPOSED					
CELLAR			- SF		
1st FLOOR			1,731 SF		
2nd FLOOR			1,724 SF		
TOTAL			3,455 SF		

ZONING REGULATIONS			
R-4 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)			
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	17,293 SF	NO CHANGE
MIN. LOT WIDTH / FRONTAGE	75 FT	75 FT	NO CHANGE
MIN. FRONT YARD SETBACK	35 FT	39.7 FT	37.6 FT
MIN. FRONT YARD SETBACK (PORCH)	30 FT	N/A	33.6 FT
MIN. SIDE YARD SETBACK / COMBINED	9 FT / 20 FT	9.6 FT / 23.1 FT	9.6 FT / 24.5 FT
MIN. REAR YARD SETBACK	50 FT	133 FT	124 FT
INT. LOT SHAPE - MIN. DIA.	50 FT	57 FT	NO CHANGE
MAX. BLDG. HT. - GABLE (RIDGE / EAVES)	35 FT / 26 FT	#24 FT / #16 FT	35 FT / 26 FT
MAX. BLDG. STORIES	2.5 ST	1.5 ST	2.5 ST
MIN. HABITABLE GROUND FLOOR (2 ST.)	600 SF	2,073 SF	1,731 SF
MAX. LOT COVERAGE	5,366 SF	6,695 SF	6,614 SF
MAX. BUILDING COVERAGE	2,547 SF	2,606 SF	2,606 SF
MAX. HABITABLE FLOOR AREA	3,500 SF	3,216 SF	3,455 SF
ACCESSORY BLDG. SIDE YARD SETBACK	5 FT	6 FT	N/A
ACCESSORY BLDG. REAR YARD SETBACK	5 FT	55 FT	N/A
ACCESSORY BLDG. STORIES / HEIGHT	1 ST / 16 FT	1 ST / #10 FT	N/A

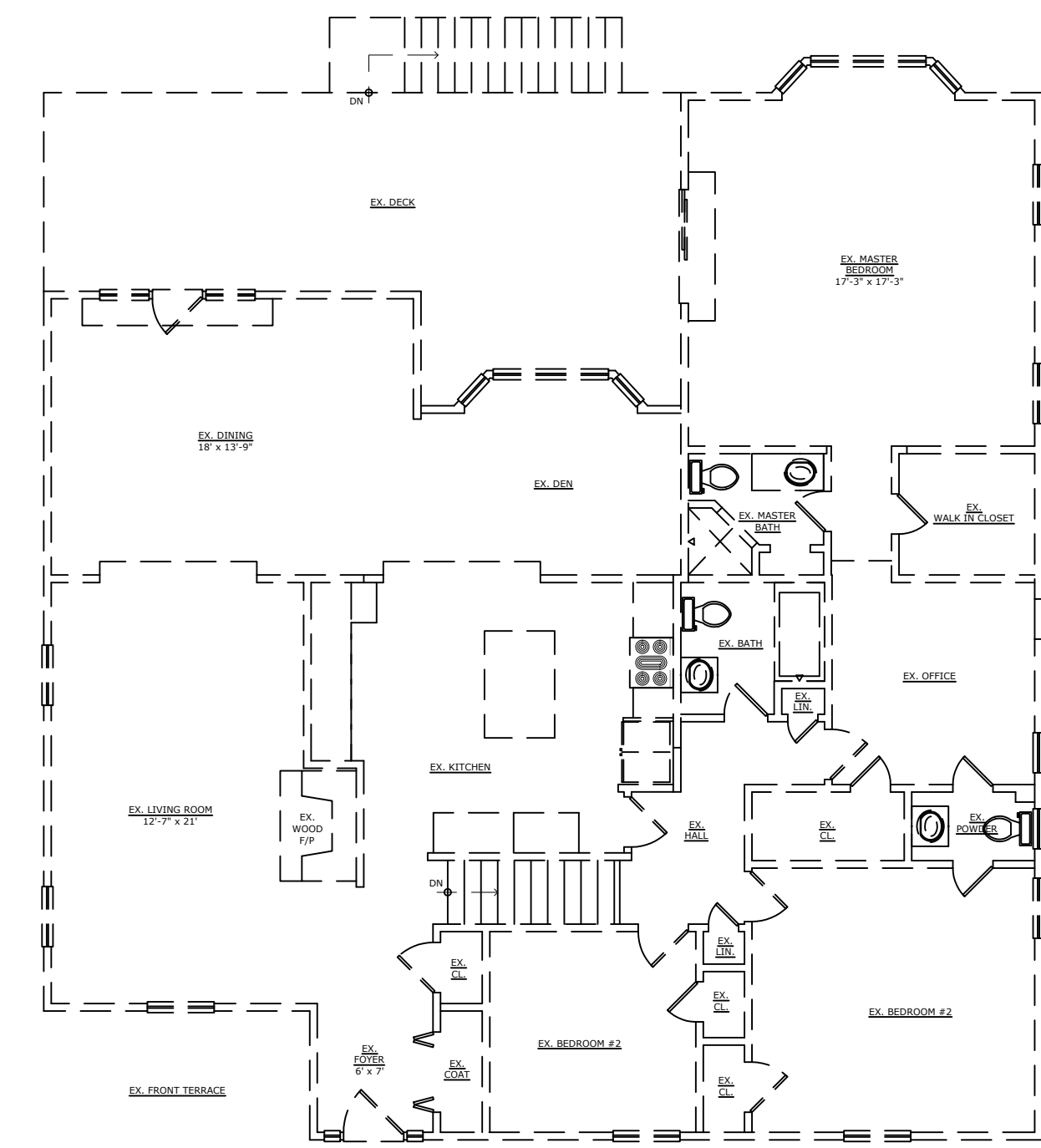
NOTE:
CELLAR AVERAGE HALF HEIGHT = +11.78'
AVERAGE PERIMETER GRADE = +11.96'



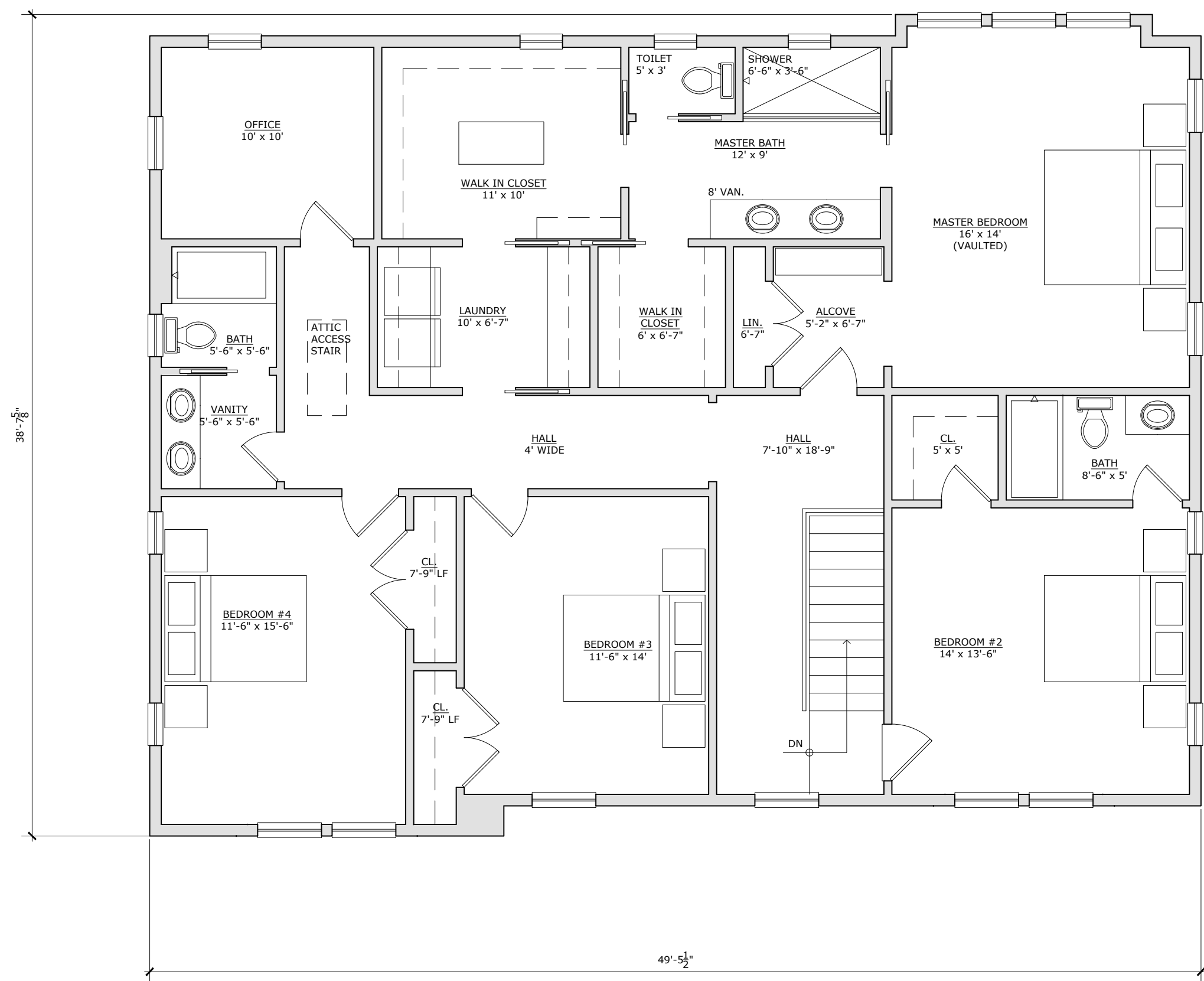
1 SITE PLAN / ZONING DIAGRAM
1" = 20'



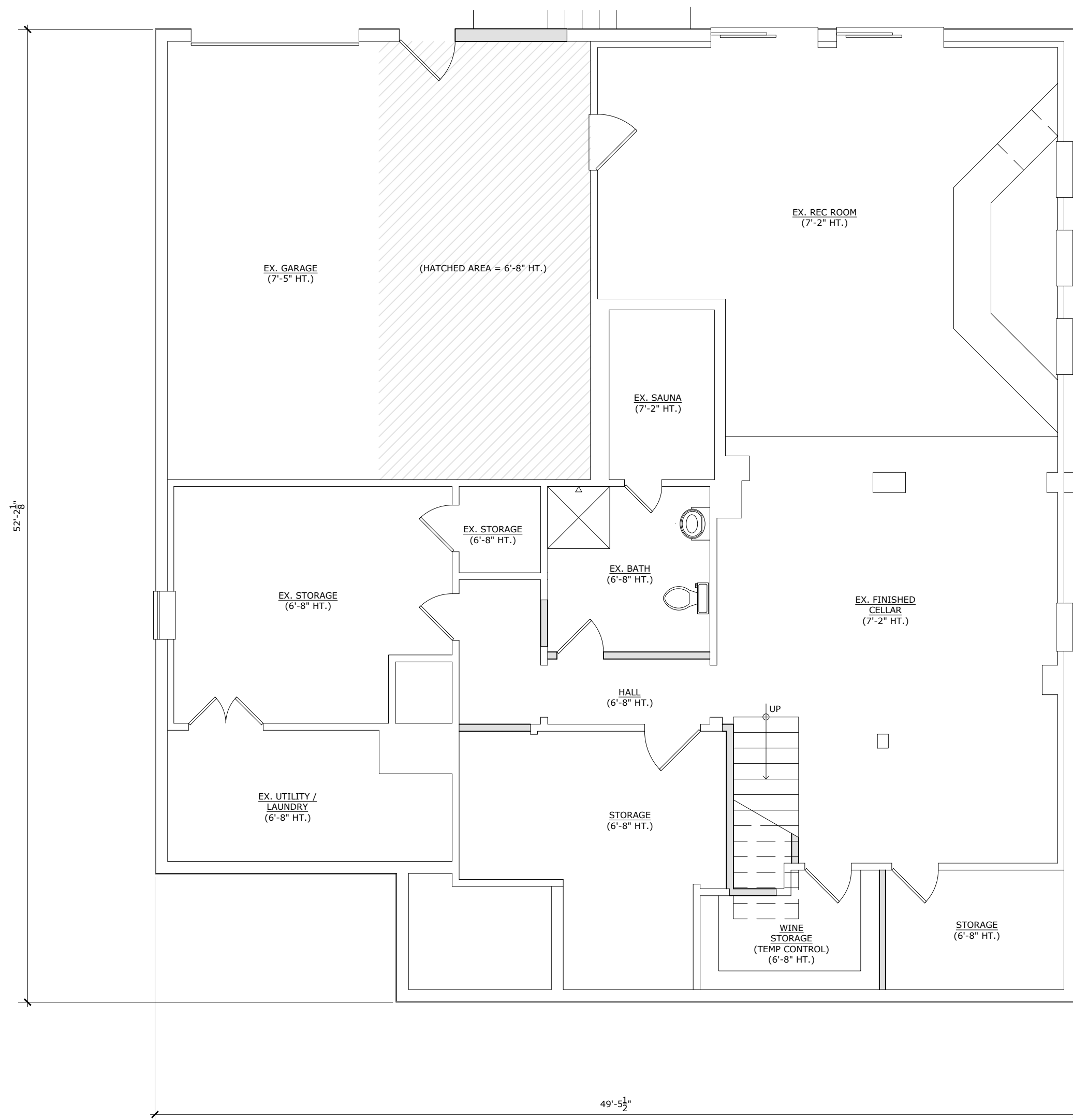
2 GRADING PLAN
1" = 20'



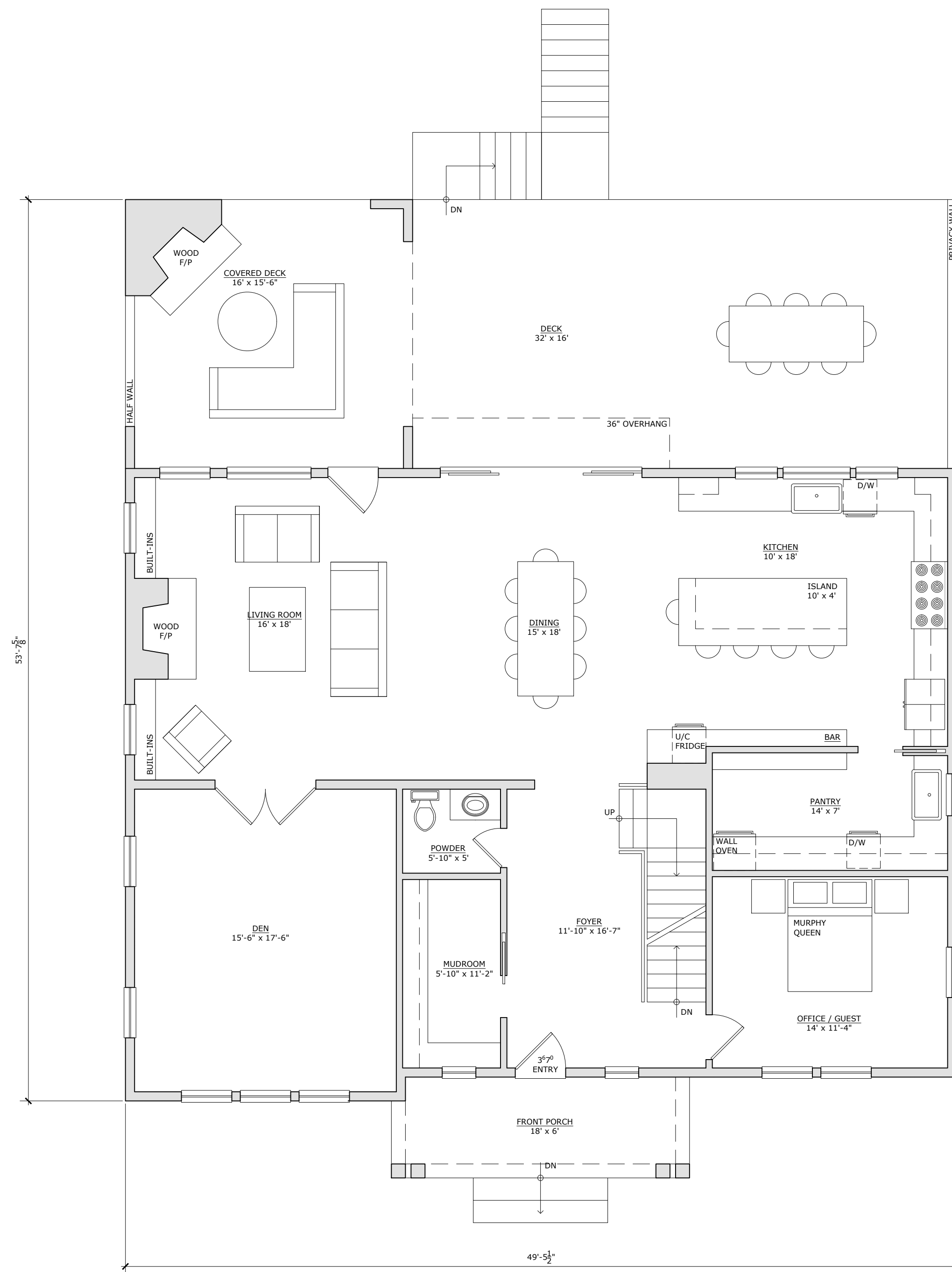
3 EXISTING / DEMOLITION
1st FLOOR PLAN
1/8" = 1'-0"



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



0
A3 CELLAR PLAN
3/16" = 1'-0"

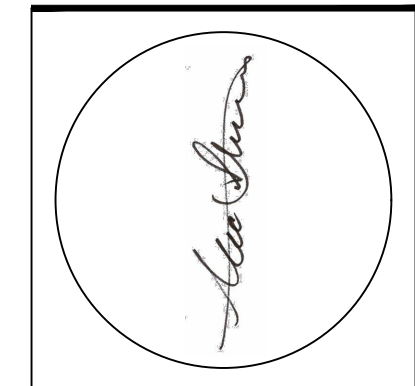
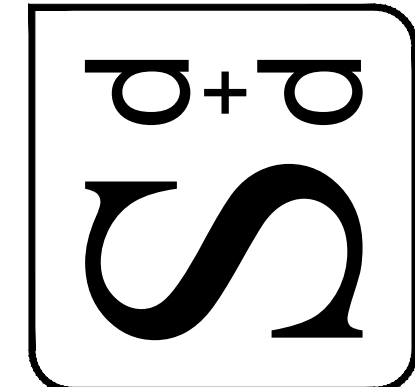


1
A2 1st FLOOR PLAN
3/16" = 1'-0"

SHISSIAS

DESIGN + DEVELOPMENT

956.448.0865
www.shissias.com
ashissias@gmail.com
27 1st St. Rumson, NJ 07760



NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION.
USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF SHISSIAS DESIGN AND DEVELOPMENT. ALL COPYRIGHT LAWS ARE RESERVED. DRAWINGS ARE NOT INTENDED FOR PROTOTYPICAL USE. SHISSIAS DESIGN AND DEVELOPMENT © 2025.

ISSUE	REVISIONS
04 / 07 / 25	ZB #2
04 / 15 / 25	ZB #2

Lukof Residence
Residential Addition & Renovation

35 Wardell Ave., Rumson, NJ 07760
Block 105 / Lot 43

Proj. No: 2023.47
Issued For: Zoning Board
Date: 04 / 02 / 2025

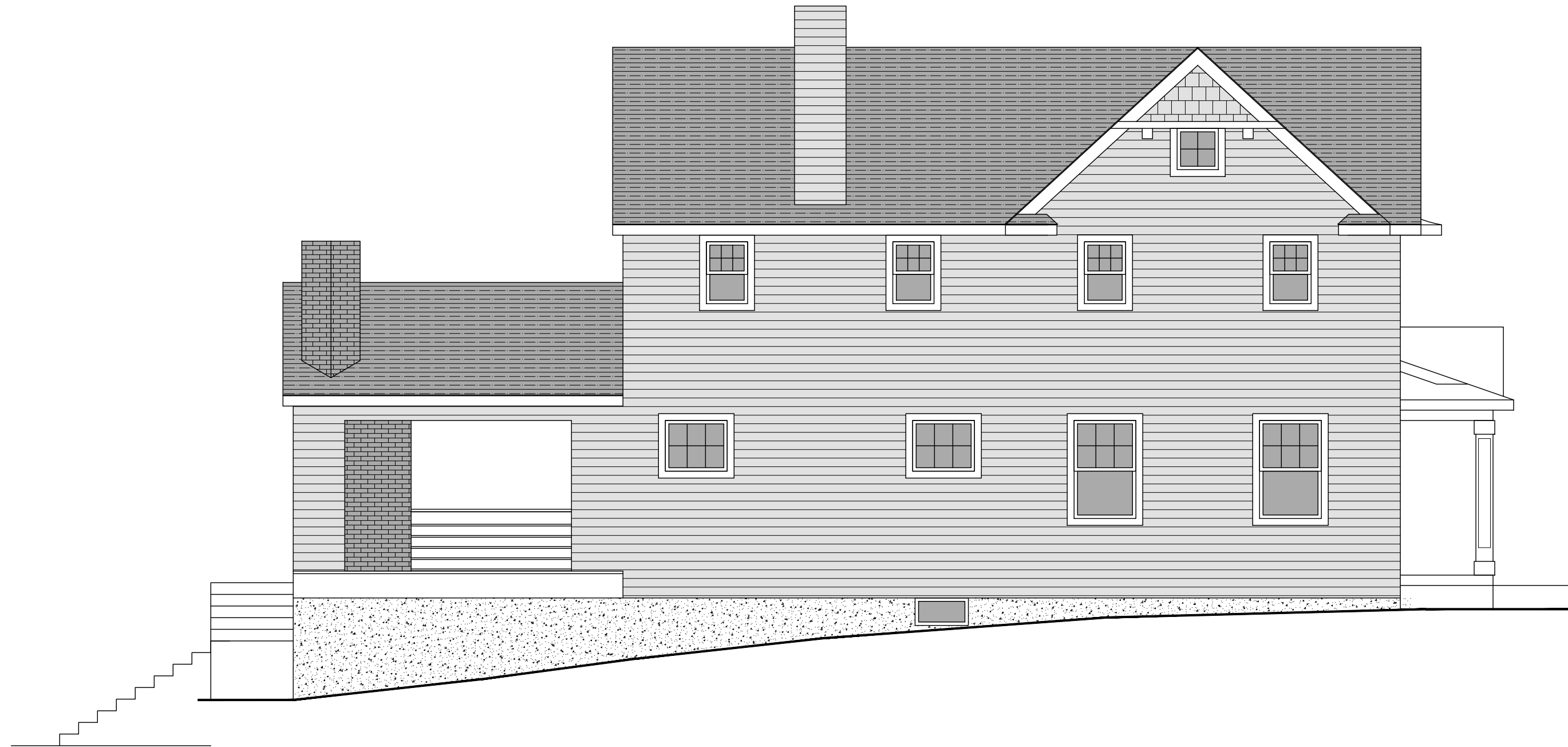
PLANS

A2

2 OF 3



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



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



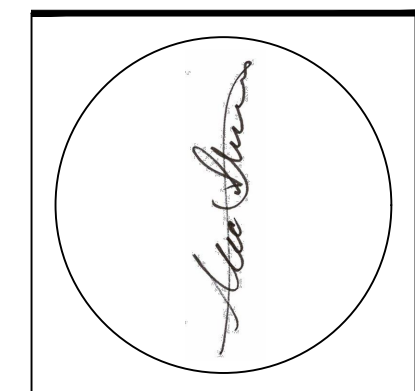
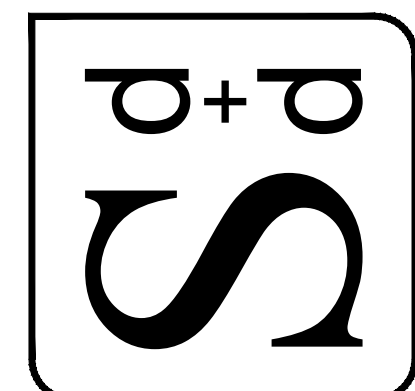
1
A3 FRONT ELEVATION
3/16" = 1'-0"



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

SHISSIAS

DESIGN + DEVELOPMENT
Alejo P. Shissias, RA, RLA
Architect #240192200
NJ Landscape Architect #24AS0017900
856.448.0865
www.shissias.com
ashissias@gmail.com
27 1st St, Rumson, NJ 07760



NOT FOR CONSTRUCTION UNLESS SIGNED & SEALED BY ARCHITECT & APPROVED BY ALL AGENCIES HAVING JURISDICTION.
USE OF THIS DESIGN OR DISSEMINATION IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF SHISSIAS DESIGN AND DEVELOPMENT. ALL COPYRIGHT LAWS ARE RESERVED. DRAWINGS ARE NOT INTENDED FOR PROTOTYPICAL USE. SHISSIAS DESIGN AND DEVELOPMENT © 2025.

ISSUE	REVISIONS
04 / 07 / 25	ZB #2
04 / 15 / 25	ZB #2

Lukof Residence
Residential Addition & Renovation

35 Wardell Ave., Rumson, NJ 07760
Block 105 / Lot 43

Proj. No: 2023.47
Issued For: Zoning Board
Date: 04 / 02 / 2025

EXTERIOR
ELEVATIONS

A3

3 OF 3