



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: August 17, 2023, updated **April 4, 2024**

Applicant: Bridget Losco
Address: 22 North Street Block Lot Zone
 Rumson, NJ 07760 45 12 R-6

Applicant's Request to:

Addition of a sixteen (16') foot wide by twelve (12') foot deep screened-in porch, replacing the current deck, on a non-conforming corner lot with previous variances in the R-6 zone.

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

Borough of Rumson Ordinances/Development Regulations Schedule 5-1 Zoning District Regulations, Schedule 5-3 Maximum Permitted Floor Area and Schedule 5-4 Maximum Permitted Lot and Building Coverage.

1. Maximum building coverage 1,455.6 sf proposed, whereas 1,258.4 sf is allowed (1,253.6 sf existing);
2. Minimum secondary front yard principal building setback (Forrest Avenue) 4.5' proposed, whereas 30.0' is required (proposed screened-in porch addition);
3. Existing nonconformities remain unchanged by the proposed development.
 - a. Minimum lot area of 5,502 sf, whereas 7,000 sf are required.
 - b. Minimum lot width of 45.33', whereas 70' is required.
 - c. Minimum front yard setback of 21.7', whereas 30' is required.
 - d. Minimum secondary front yard principal building setback (Forrest Avenue) of 2.1', whereas 30.0' is required (principal structure).
 - e. Lot shape area of 7.2', whereas 33' is required.

The variances identified above were evaluated based on the Survey of Property prepared by Morgan Engineering & Surveying, signed and sealed by David J. Von Steenburg, PLS, dated May 20, 2022; Architectural plans prepared by Shissias Design and Development, signed and sealed by Alec P. Shissias, RLA, dated October 10, 2023 with no revisions, consisting of two (2) sheets.

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 Marks, P.E., Borough Engineer
Sabine O'Connor, Technical Assistant



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APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Bridget Losco	bnwaclawik@gmail.com	(732) 492-4794	
Name of Applicant	Email	Phone Number	
22 North Street ; Rumson, NJ 07760		45	12
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)

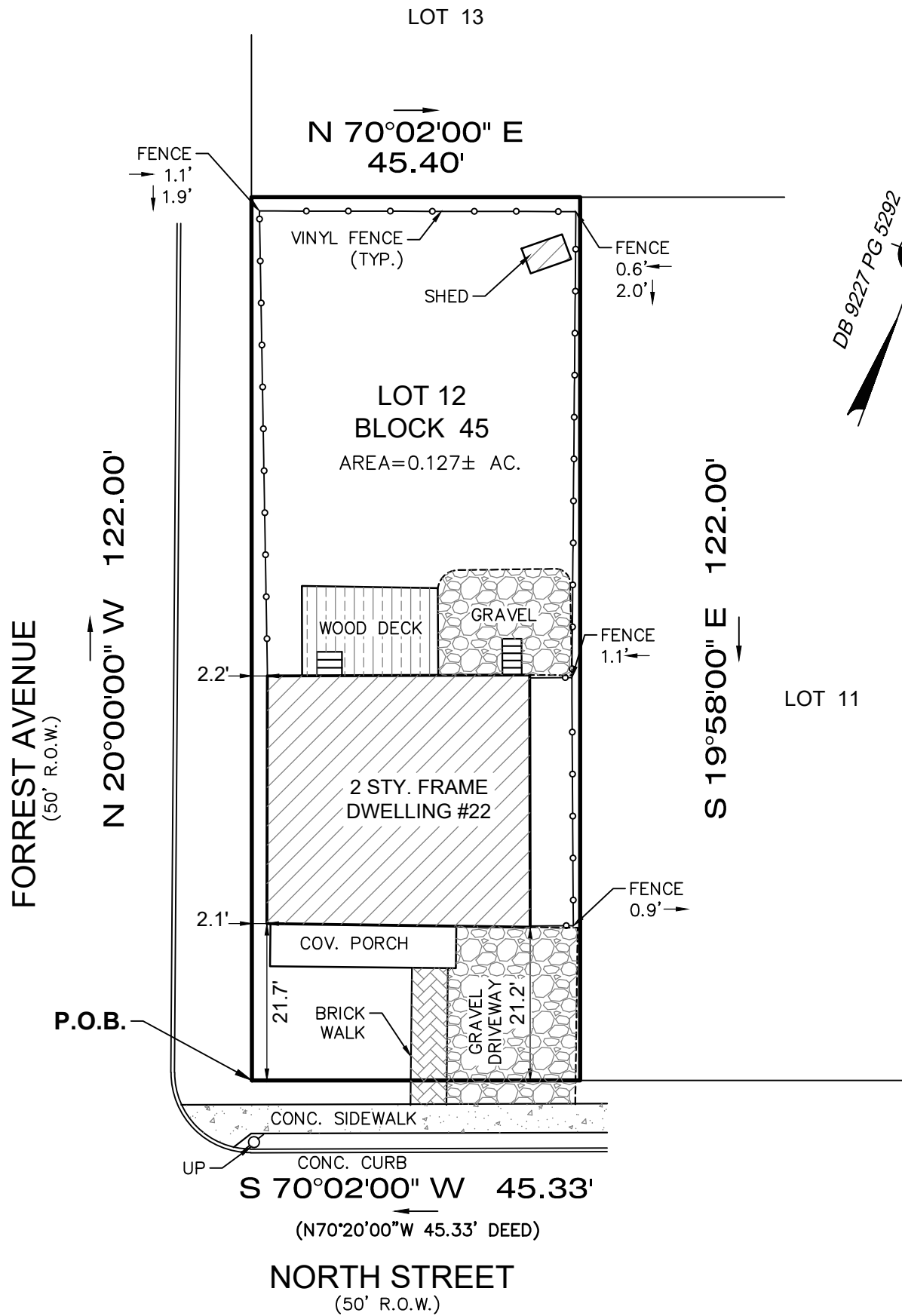
Alec Shissias	ashissias@gmail.com	(856) 448-0865
Applicant's Architect and contact information (if any)		

Applicant's Engineer and contact information (if any)

<i>Bridget Losco</i>	<i>11/29/23</i>
Signature of Applicant or Agent	Date

Proposed plan Addition of a 16' wide by 12' deep screened-in porch to the rear of the residence.

- Variances requested**
1. Minimum secondary front yard principal building setback (Forrest Avenue) 4.5' proposed, whereas 30.0' is required (proposed screened-in porch addition);
 2. Minimum secondary front yard principal building setback (Forrest Avenue) 2.1' proposed, whereas 30.0' is required (pre-existing principal structure);
 3. Maximum building coverage 1,455.6 sf proposed, whereas 1,258.4 sf is allowed (1,253.6 sf existing);
 - ~~4. Maximum habitable floor area 2,012 sf proposed, whereas 1,000 sf is allowed (1,970 sf existing);~~



PREPARED FOR: ZACK LOSCO AND BRIDGET LOSCO

TITLE INSURER: BROAD STREET TITLE AGENCY, LLC (B2710)
CHICAGO TITLE INSURANCE COMPANY
A. ABSOLUTE ESCROW SETTLEMENT CO., INC.

MORTGAGE HOLDER: JP MORGAN CHASE BANK, N.A.
its successors and/or assigns, as their interest may appear.

BUYER'S ATTORNEY: BURR LAW GROUP, LLC

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 5/20/22 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 DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT PROVIDED BY THE TITLE INSURER REFERENCED HEREON.
- BUILDING SETBACK LINES SHOWN HEREON ARE FROM RECORDED DEEDS AND FILED MAPS AND MAY NOT REFLECT CURRENT ZONING REQUIREMENTS.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB 9227 PG 5292

CERTIFICATE OF AUTHORIZATION: 24GA28229800



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

www.morganengineeringllc.com

SURVEY OF PROPERTY

LOT 12

BLOCK 45

BOROUGH OF RUMSON

COUNTY OF MONMOUTH

NEW JERSEY

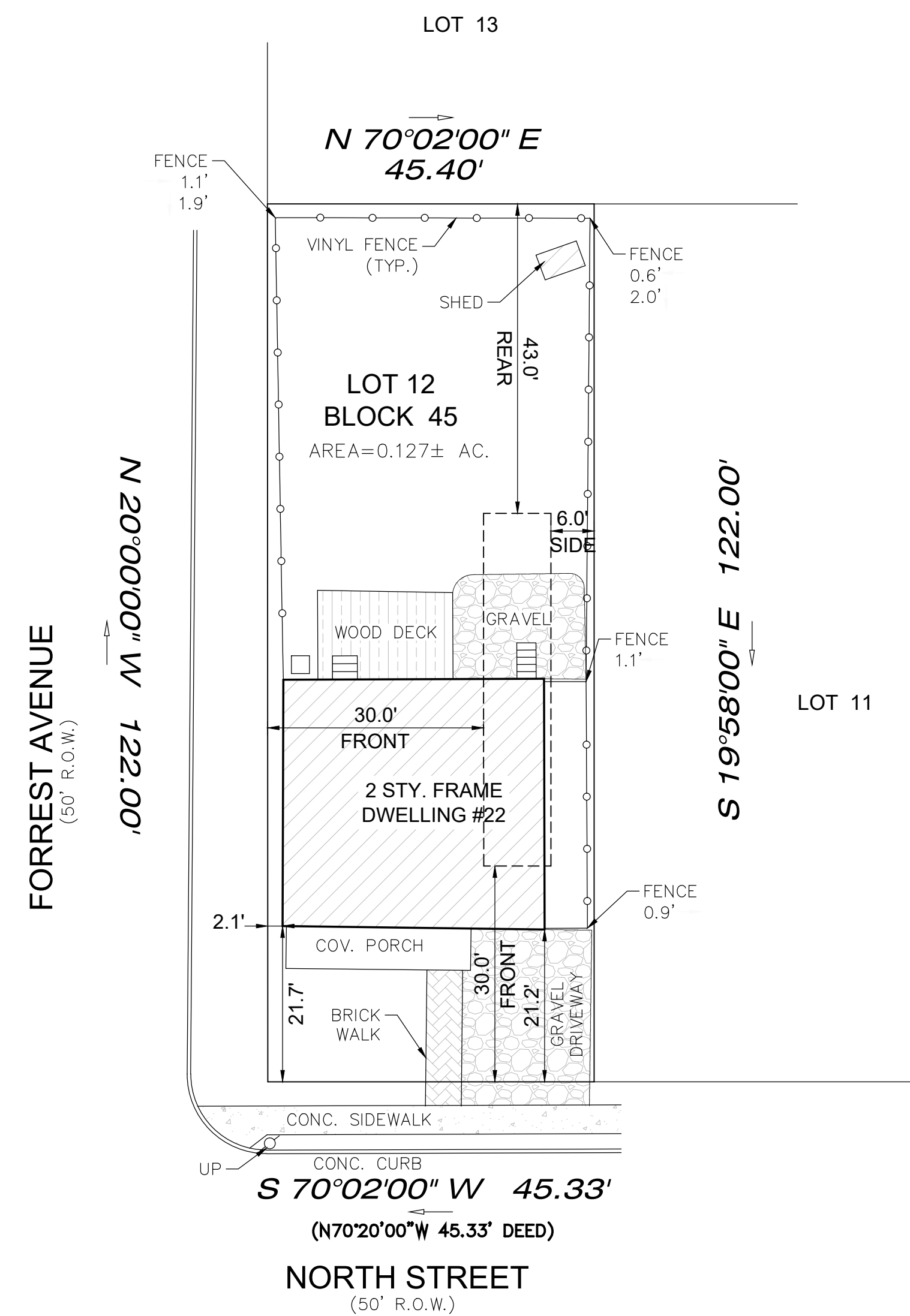
DAVID J. VONSTEENBURG

PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

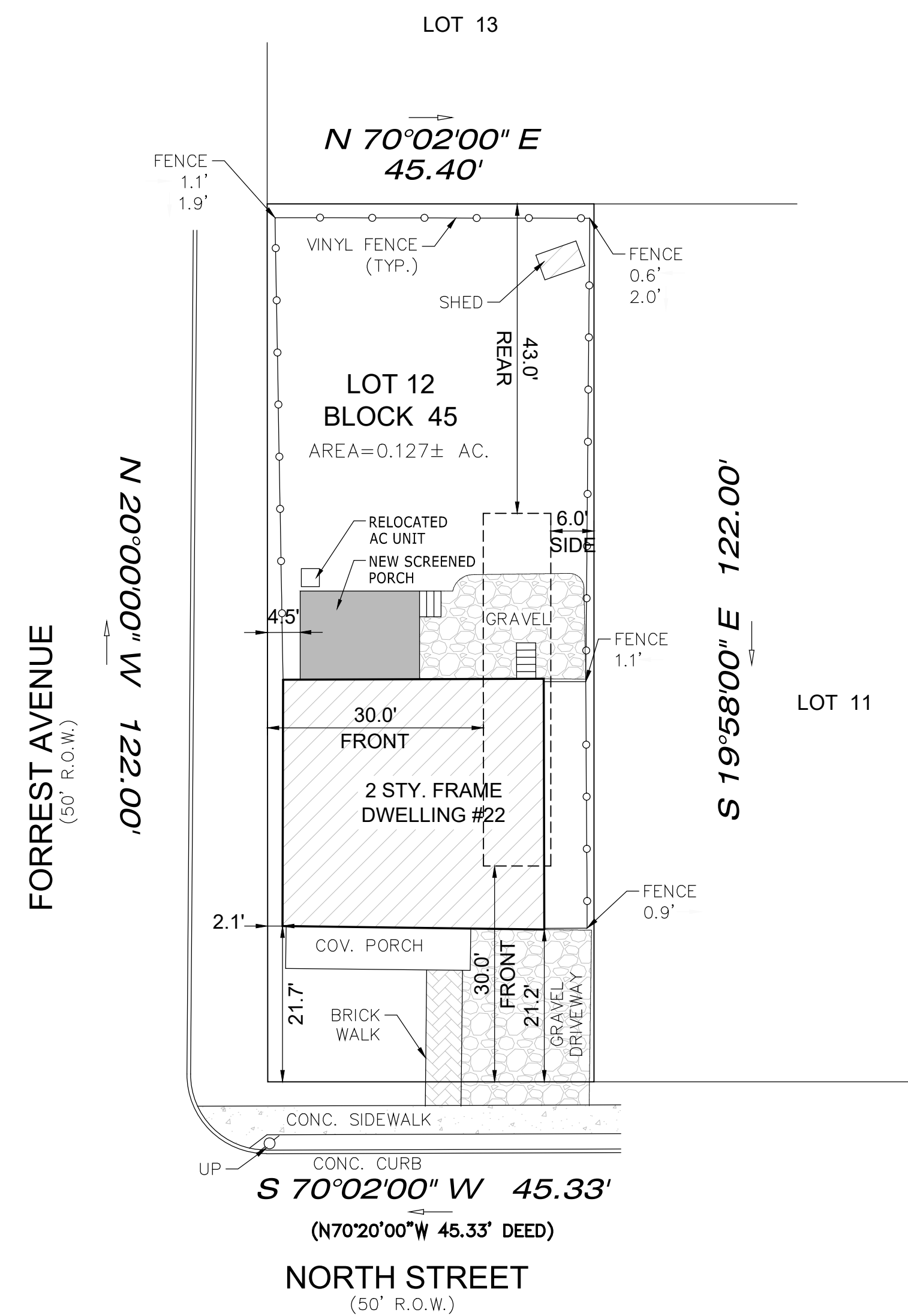
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ZONING REGULATIONS (RUMSON, NJ)				
R-6 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)				
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED	VARIANCE REQ'D
CORNER LOTS				
MINIMUM LOT AREA	7,000 SF	5,502.25 SF	NO CHANGE	YES (EXISTING)
MINIMUM LOT WIDTH / FRONTAGE				
NORTH STREET	70 FT	45.33 FT	NO CHANGE	YES (EXISTING)
FORREST AVENUE	70 FT	122.0 FT	NO CHANGE	
PRINCIPAL SETBACKS				
FRONT YARD (NORTH STREET)	30 FT	15.9 FT	NO CHANGE	YES (EXISTING)
FRONT YARD (FORREST AVENUE)	30 FT	8.3 FT	NO CHANGE	YES (NEW)
ONE SIDE YARD	6 FT	6.3 FT	NO CHANGE	
REAR YARD	43 FT (1)	65.8 FT	53.4 FT	
ACCESSORY BUILDING SETBACKS				
SIDE YARD	5 FT	N/A	NO CHANGE	
REAR YARD	5 FT	N/A	NO CHANGE	
ACCESSORY STRUCTURE SETBACKS				
SIDE YARD (SHED)	5 FT	1.2 FT	NO CHANGE	
REAR YARD (SHED)	5 FT	5.1 FT	NO CHANGE	
CORNER LOT SHAPE REQUIREMENTS	33 FT	7.2 FT	NO CHANGE	YES (EXISTING)
MAXIMUM BUILDING HEIGHT				
RIDGE	35 FT	26 FT	NO CHANGE	
EAVES	26 FT	20 FT	NO CHANGE	
MAXIMUM LOT COVERAGE	2,558.21 SF	1,839.6 SF	1,837.1 SF	
MAXIMUM BUILDING COVERAGE	1,258.41 SF	1,253.6 SF	1,455.6 SF	YES (NEW)
MAXIMUM FLOOR AREA	2,150.67 SF	1,534 SF	NO CHANGE	
MAXIMUM FLOOR AREA RATIO	0.390	0.278	NO CHANGE	

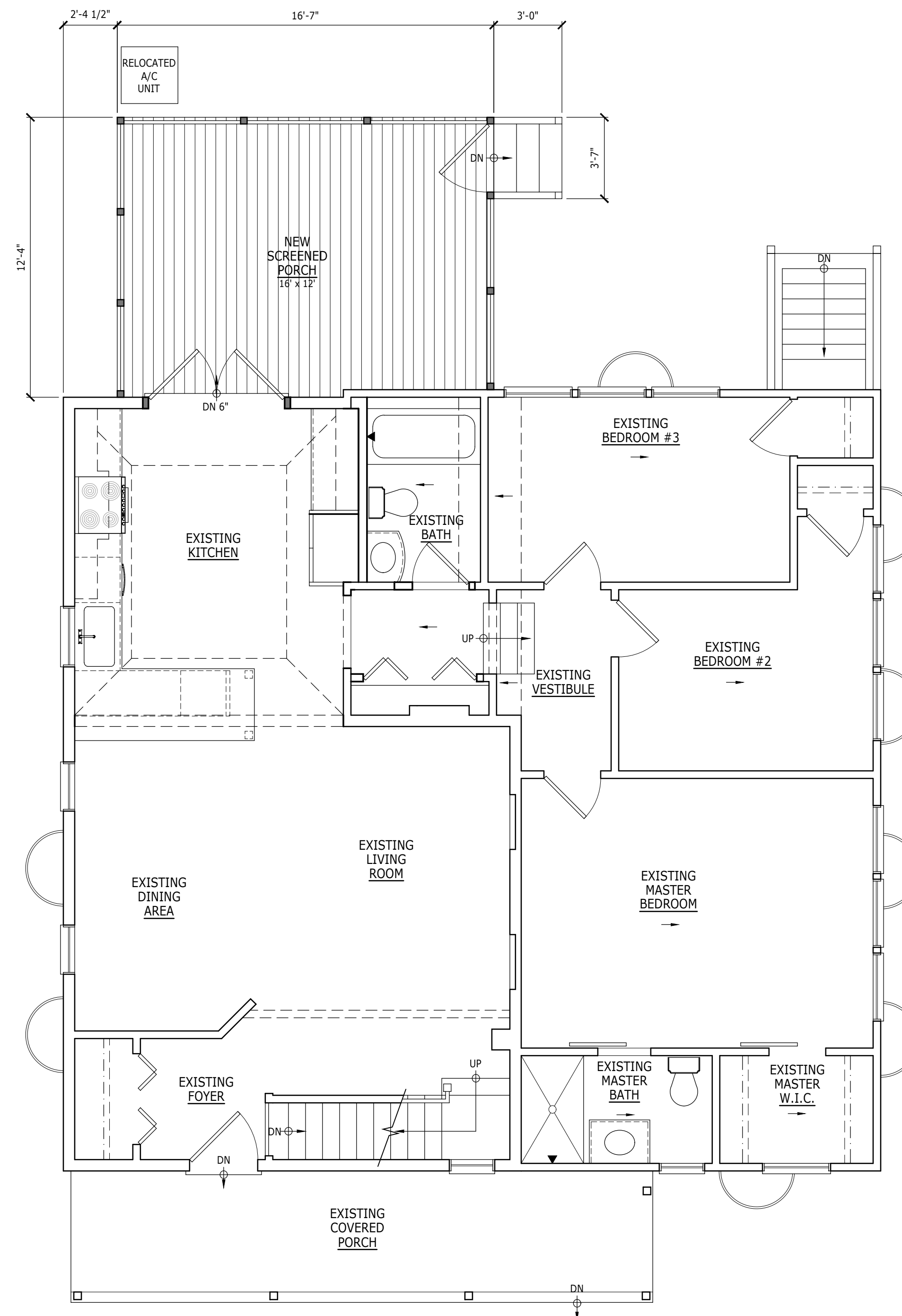
1. In the R-6 zone, the minimum rear yard required shall be at least 35% of the lot depth, rounded up to the full foot, or 35 feet, whichever is greater, but not to exceed 50 feet. (122 FT x 35% = 42.7 FT = 43 FT)



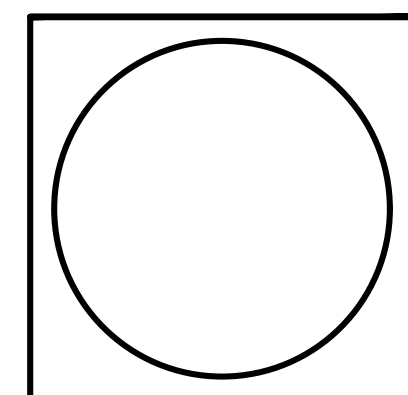
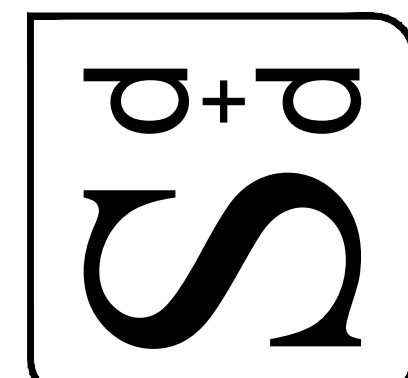
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A1 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



2
A1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

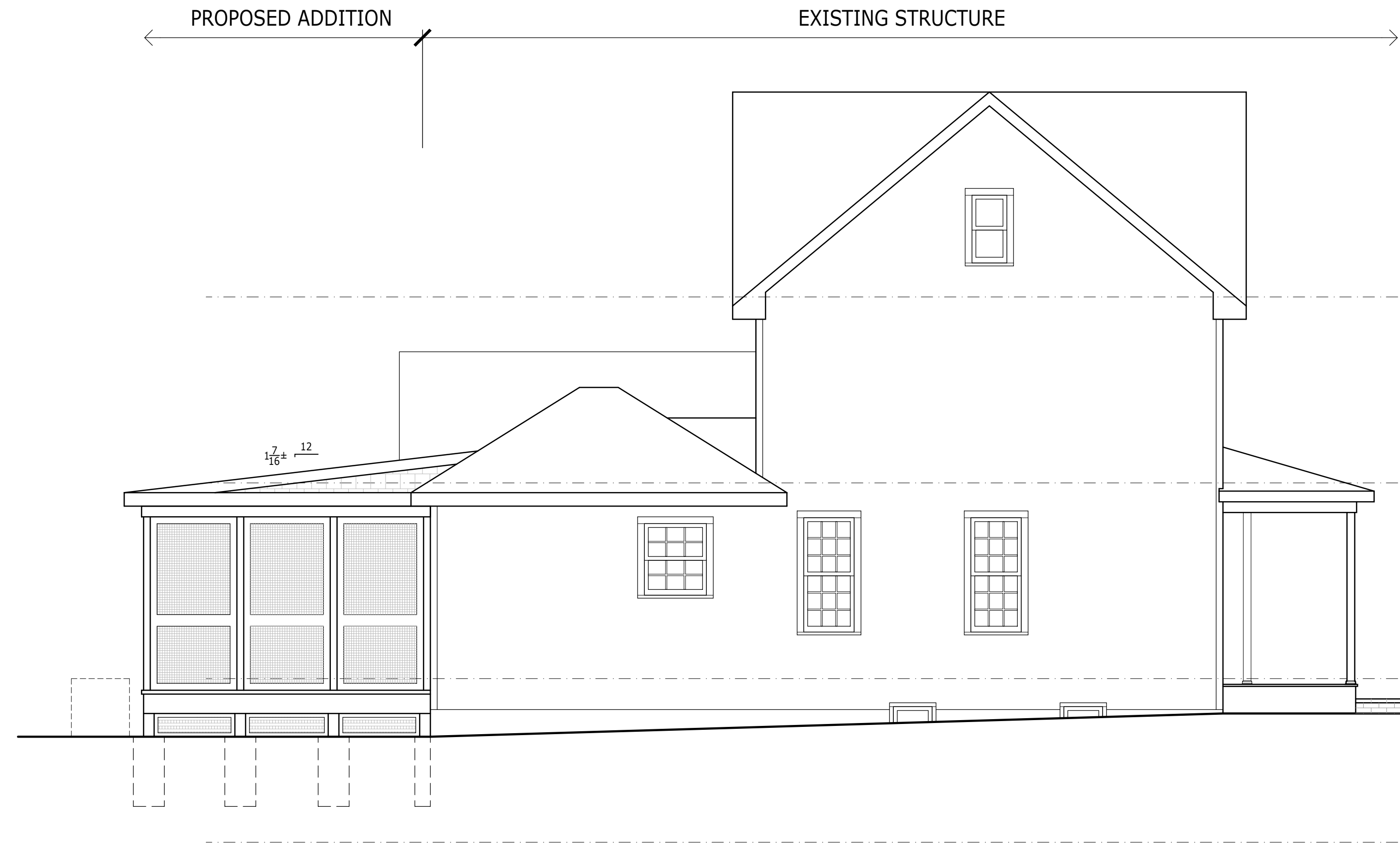


3
A3 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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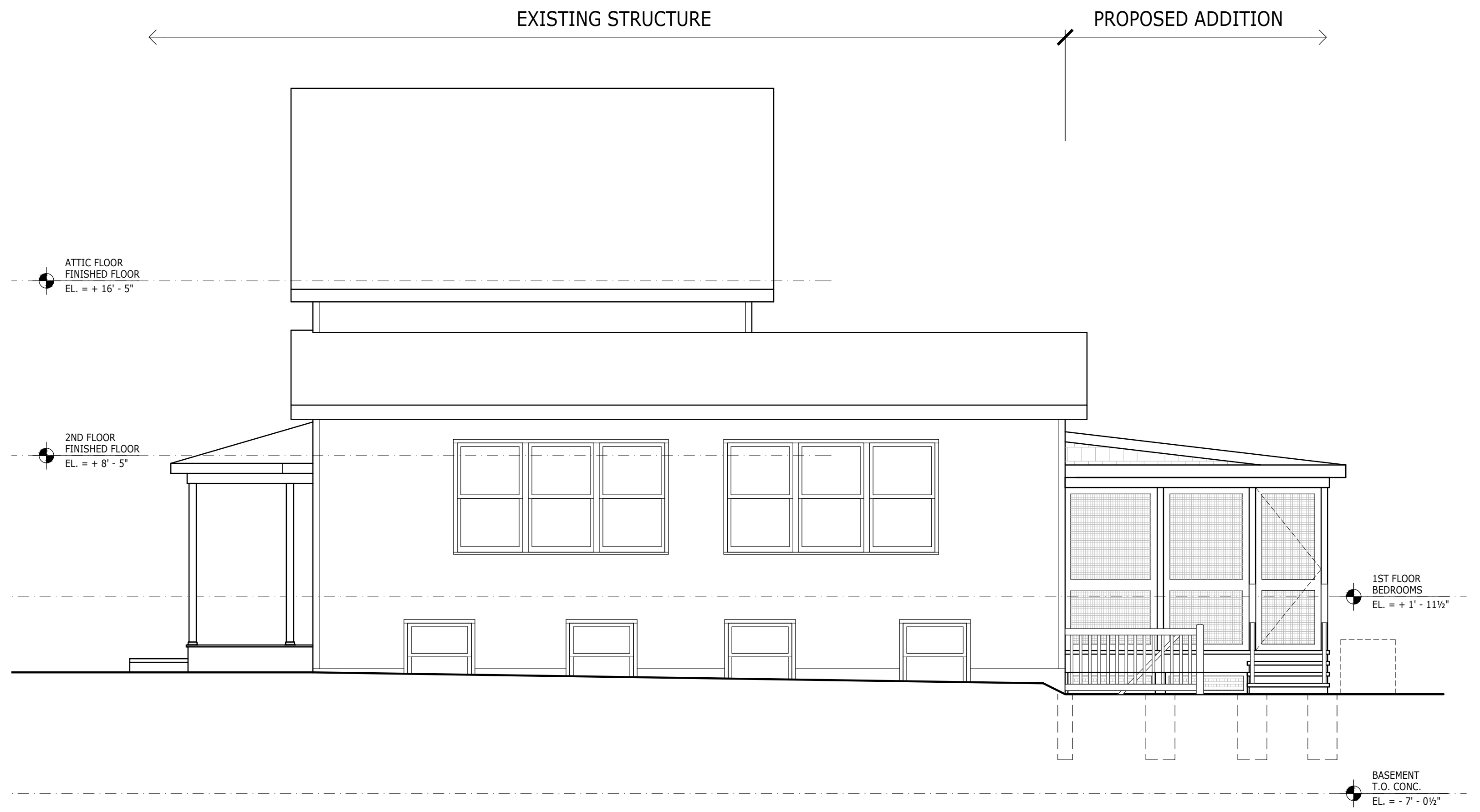
ISSUE	REVISIONS



1 SIDE (WEST) ELEVATION
A2 SCALE : 1/4" = 1'-0"



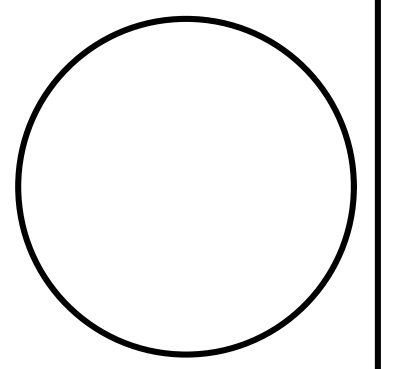
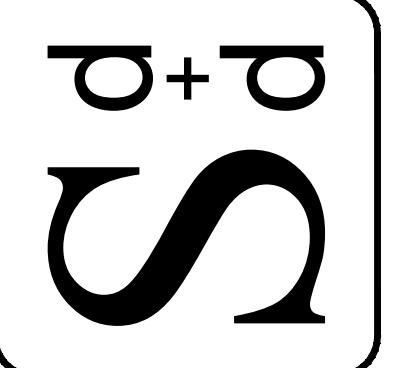
2 FRONT (SOUTH) ELEVATION
A2 SCALE : 1/4" = 1'-0"



3 SIDE (EAST) ELEVATION
A2 SCALE : 1/4" = 1'-0"



4 REAR (SOUTH) ELEVATION
A2 SCALE : 1/4" = 1'-0"



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Date: 10/10/23

EXTERIOR ELEVATIONS

