



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

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Shane and Lisa Tutass	tutass.lisa@gmail.com; shane.m.tutass@gmail.com	732-865-5380
Name of Applicant	Email	Phone Number
63 Rumson Road		133 1
Property Address	Block	Lot

Same as Applicant

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.

Rick Brodsky, Esq., Ansell Grimm & Aaron, PC
1500 Lawrence Avenue, CN 7807, Ocean, NJ 07712 732-922-1000 rbrodsky@ansell.law

Applicant's Attorney and contact information (if any)

Anthony M. Condouris, Anthony M. Condouris Architect Inc.
20 Bingham Avenue, Rumson, NJ 07760 732-842-3800 tony@amcarchitect.com

Applicant's Architect and contact information (if any)

Applicant's Engineer and contact information (if any)
ANSELL GRIMM & AARON, PC, Attorneys for Applicant

By:

Signature of Applicant or Agent RICK BRODSKY, ESQ.

Date

5/9/25.

Proposed plan Enclose existing southwest entryway and rear covered patio, construct a 1,212 sf second floor addition, extend the

front porch, install an in-ground pool, pool patio and pergola and remove portion of existing driveway

The benefits of granting the variances substantially outweigh any detriment, especially where, as here,

~~Hardship Encountered~~ the proposed addition to the existing home essentially "encloses" an existing open courtyard, so therefore no increase proposed to the existing footprint of the existing approximately 73-year old home. The existing garage is proposed to remain. The proposed coverage variances result primarily from backyard improvements, so that no negative impact will result with respect to the zone plan, zoning ordinances or neighborhood, and the proposed renovations will enable the existing home to accommodate the Applicants' needs, without the necessity of demolishing same.

Variances Requested See attached List of Variances

Application of Shane and Lisa Tutass

63 Rumson Road

Block 133, Lot 1

Zone R-4

LIST OF VARIANCES

The following variances will be required in connection with this application:

Section 22, Schedule 5-3: Maximum Floor Area of 3,500 square feet is permitted, where 2,529 square feet is existing and 4,093 square feet is proposed.

Section 22, Schedule 5-3: Maximum Floor Area Ratio of 0.18 is permitted, where 0.13 is existing and 0.21 is proposed (d variance).

Section 22, Schedule 5-4: Maximum Building Coverage of 2,687 square feet is permitted, where 2,685 square feet is existing and 3,002 square feet is proposed.

Section 22-7.8: Minimum Rear Yard Setback of 48 feet is required, where 6 feet is existing and proposed (accessory structure must adhere to principal building setback).

The following pre-existing non-conformities will remain unchanged:

Secondary Front Yard Setback (Principal Structure – House) of 35 feet is required, where 34.7 feet are existing and proposed.

Secondary Front Yard Setback (Garage) of 35 feet is required, where 34.8 feet is existing and proposed.

Section 22-9.2b5(b&c): Required Parking – 3 off-street parking spaces are required, where 2 spaces are existing and proposed.

Driveway Width in Front Setback of 12 feet is permitted, where 18 feet is existing and proposed.

Maximum Curb Cut Width of 14 feet is permitted, where 20.67 feet is existing and proposed.



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Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum

Date: March 5, 2025, *updated April 28, 2025*

Applicant: Lisa & Shane Tutass

Address: 63 Rumson Road, Rumson, NJ 07760
Block 133, Lot 1, Zone: R-4

Applicant's Request to:

Enclose existing southwest entryway and rear covered patio, construct 1,212 SF 2nd floor addition, and extend front porch. Additional improvements not included in the description of work include an in-ground pool, pool patio, and pergola.

Was **denied** for nonconformance with the following Borough of Rumson Development Ordinances:

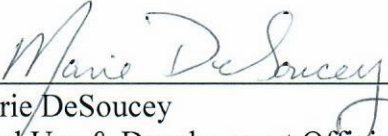
		<u>Required/ Permitted</u>	<u>Existing</u>	<u>Proposed</u>	
1	Sched 5-3: Max Floor Area (SF)	3,500 sf cap	2,529	4,093 (17% over)	New
2	Sched 5-3: FAR (D-Variance)	0.18	0.13	0.21 (17% over)	New
3	Sched 5-4: Building Coverage (SF)	2,687 sf	2,685 sf	3,002 (+ 12%)	New
4	22-7.8 Accessory structure with nonconforming link must meet principal bldg. rear setback	48'	na	6'	New
5	22-9.2b5(b&c) Required Parking 6-bedroom housing units require 3 off-street parking spaces to be located in access drives outside of any required front yard				New, Intensified
	Existing nonconformities: Secondary FYSB (35' required, 34.7' to principal dwelling, 34.8' to garage)				Existing, no change

There is a memo in the file from earlier this year regarding applying to the Zoning Board for a variance related to a generator. Now is the time to confirm that the proposed location is possible with regard to gas line.

The Land Use Permit review is based on:

- Architectural drawings prepared, signed & sealed by Anthony M. Condouris, Architect, dated February 24, 2025, revised March 5, 2025, consisting of three (3) sheets.
- Survey of Property, Lot 12 in Block 133, prepared by Lakeland Surveying, signed & sealed by Mark J.Cifone, PLS, dated January 25, 2022.

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



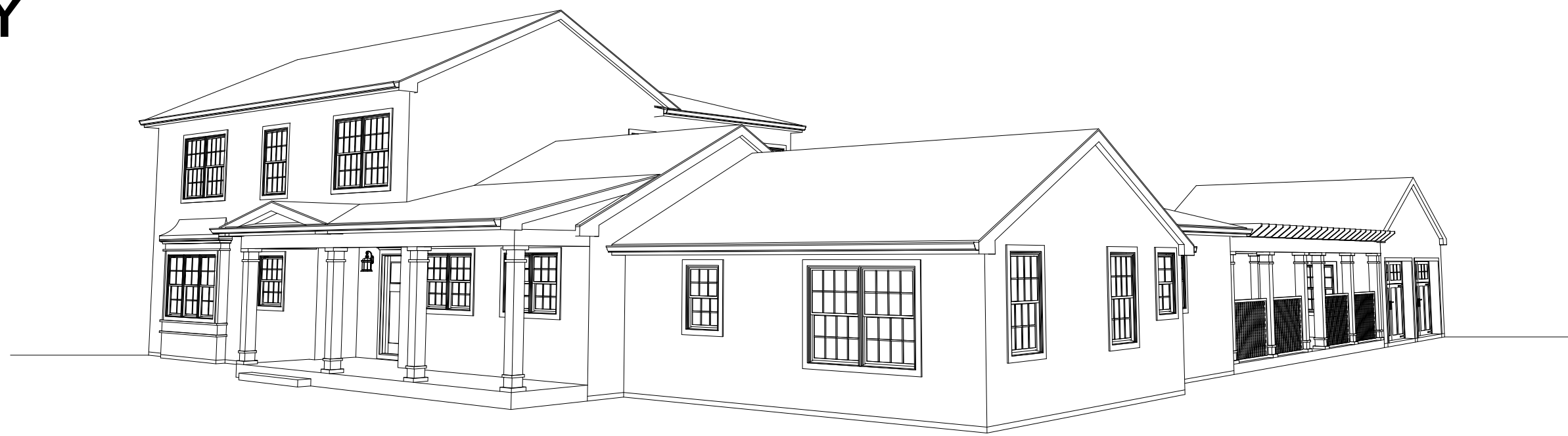
Marie DeSoucey
Land Use & Development Official

Cc: Thomas Rogers, Borough Clerk/Administrator
David M. Marks, P.E., C.M.E., Borough Engineer
Sabine O'Connor, Technical Assistant

proposed addition and renovation for

TUTASS RESIDENCE

63 RUMSON ROAD
RUMSON, NEW JERSEY
BLOCK 133 ~ LOT 1



Borough of Rumson
Corner Lot

Zone: R-4

Applicant: TUTASS

Address: 63 RUMSON ROAD

Date: 2/15/25

Block: 133

Lot: 1

Primary RUMSON ROAD

Secondary WOODMERE AVENUE

REQUIREMENTS	EXISTING	PROPOSED	COMMENTS
Minimum Lot Area	12,500 SF.	19,552 SF.	19,552 SF.
Minimum Lot Width/Lot Frontage PRIMARY	100 ft.	125 ft.	125 ft.
Minimum Lot Width/Lot Frontage SECONDARY	100 ft.	160 ft.	160 ft.
Corner Lot Shape Circle	50 ft.	COMPLIES	COMPLIES
Principal Structure	Bldg/Porch	Bldg/Porch	Bldg/Porch
PRIMARY Front Yard Setback	35/30 ft	64.7/60.7 ft	64.7/59.7 ft
SECONDARY Front Yard Setback	35/30 ft	34.7 ft (HOUSE) 34.8 ft (GARAGE)	34.7 ft (HOUSE) 34.8 ft (GARAGE) 31.5 ft (PERGOLA)
Minimum Side Yard setback	9.5 ft.	11.2 ft	11.2 ft
Minimum Rear Yard setback	40 ft.	55.1 ft	6 ft
Building Height			
Ridge	35 ft.	15.6 ft.	26 ft.
Eaves	26 ft.	8.6 ft.	20 ft.
Accessory Building			
Minimum Rear Yard setback	5 ft.	6 ft.	N/A
Front Yard setback (CORNER LOT)	35 ft.	34.8 ft.	N/A
Height	16 ft.	16 ft.	15'
Accessory Structure Pool			
Minimum Side Yard setback	10 ft.	N/A	29 ft.
Minimum Rear Yard setback	10 ft.	N/A	30 ft.
Permitted Lot Coverage, Building Coverage Floor Area			
Max. Lot Coverage	5,799 sf.	4,170 sf.	5,092 sf.
Max. Build Coverage	2,687 sf.	2,685 sf.	3,002 sf.
Maximum Floor Area	3,500 sf.	2,529 sf.	4,093 sf.
Floor Area Ratio	0.179	0.129	0.21
Off Street Parking Spaces	3	2	2
Driveway Width in Front Setback	12 ft.	18 ft.	18 ft.
Max Curb Cut Width	14 ft.	20.67 ft.	20.67 ft.

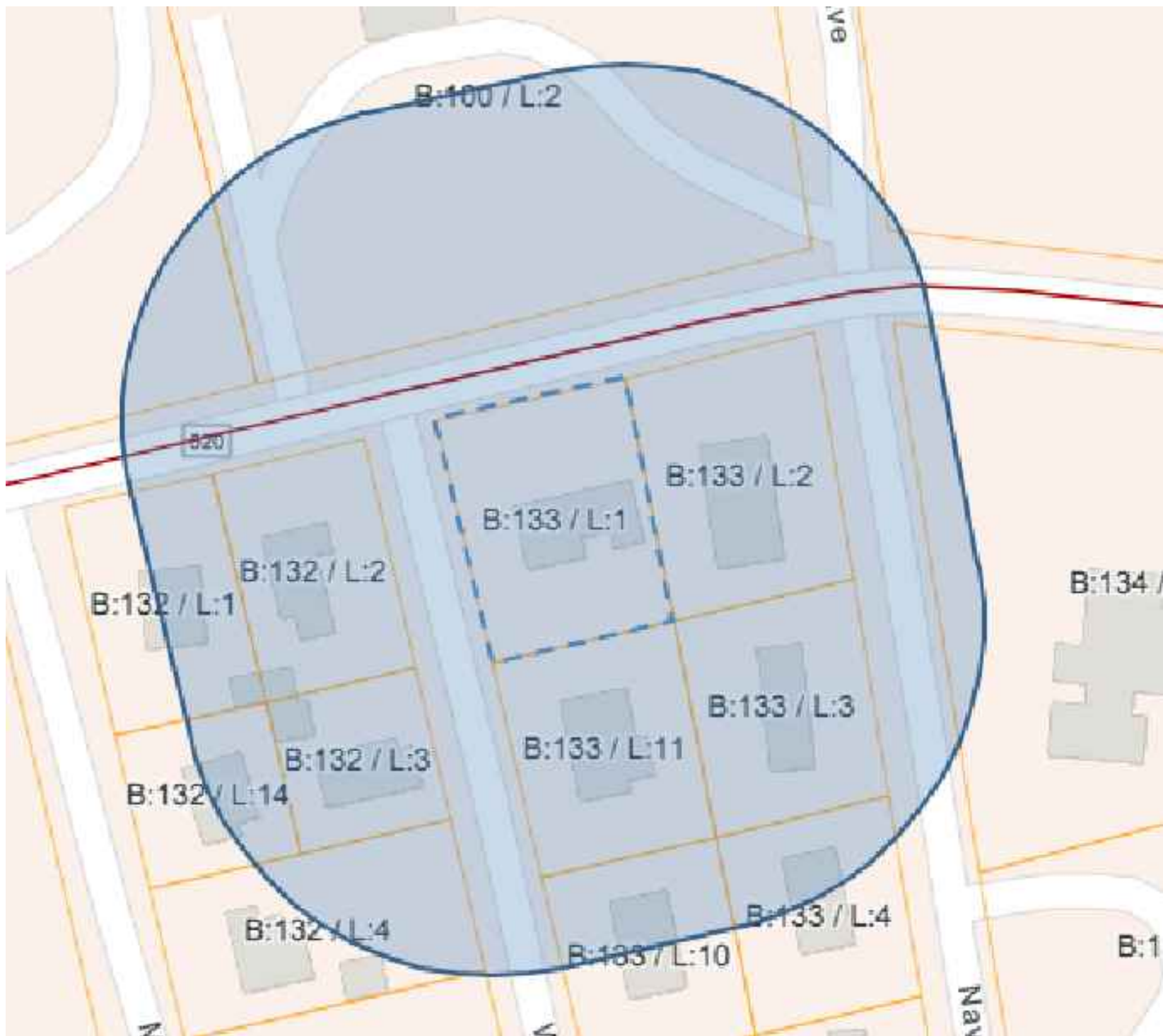
() Increased Side Yard Setback for additional floor area or lot width exceeds minimum required
() 25% of permitted floor area - Side Set Back Increase 2 ft. Each Side (Schedule 5-1 note 16)
(X) Exceeds Minimum Lot Width (Schedule 5-1 note 7)
Lot Width - Minimum Lot Width = 125 - 100 = 25 25/5 = 5 5x15 = 75 75/3 = 25
Side Setbacks One Side = 25 Total Both Sides = 50

(X) Increased Rear Yard Setback for additional depth
Rear Yard Setback = 40 ft or 30% X 160 = 48 ft

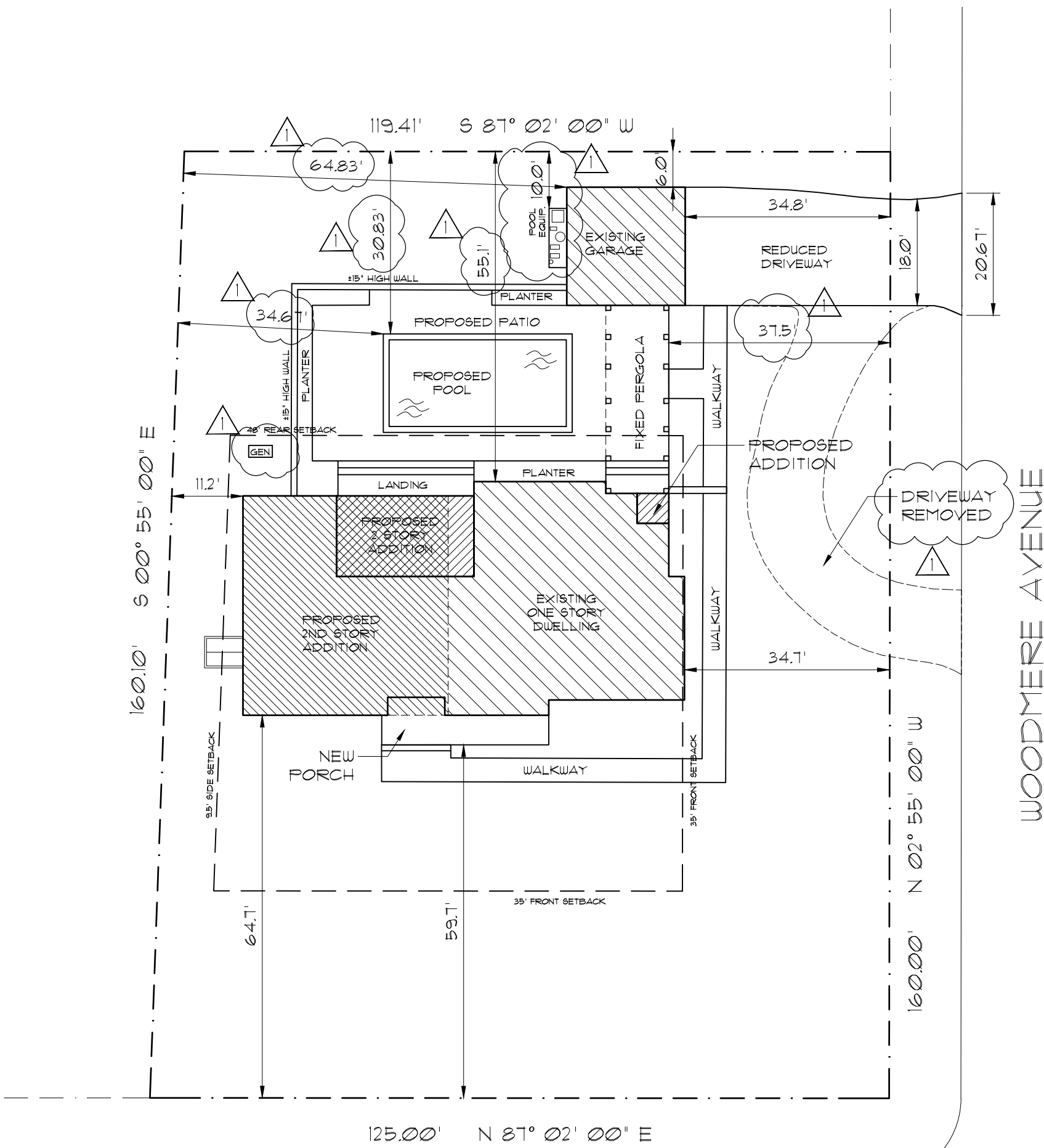
() Lot Coverage (Schedule 5-4)
19,552 - 10,000 = 9,552 9,552 / 0.1915 = 50,000
1829 + 3,970 = 5,799

() Building Coverage (Schedule 5-4)
19,552 - 10,000 = 9,552 9,552 / 0.0610 = 156,590
592 + 2,095 = 2,687

() Floor Area (Schedule 5-3)
19,552 - 10,000 = 9,552 9,552 / 0.1 = 95,520
955 + 3,500 = 3,955 MAX



200 FEET MAP
SCALE: N.T.S

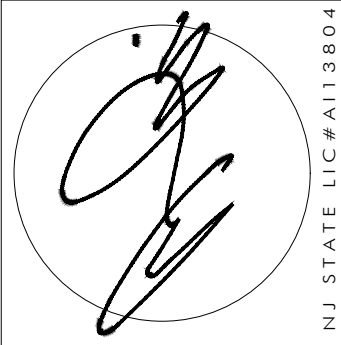


RUMSON ROAD

10 SITE PLAN

SCALE: 1" = 20'-0"

INFORMATION SHOWN ON THIS PLAN IS BASED ON SURVEY DONE BY
JEFFREY S. GRINN N.J. P.L.S., L.C. No. 246804/32900 OF LAKELAND
SURVEYING, DATED 01/25/22.



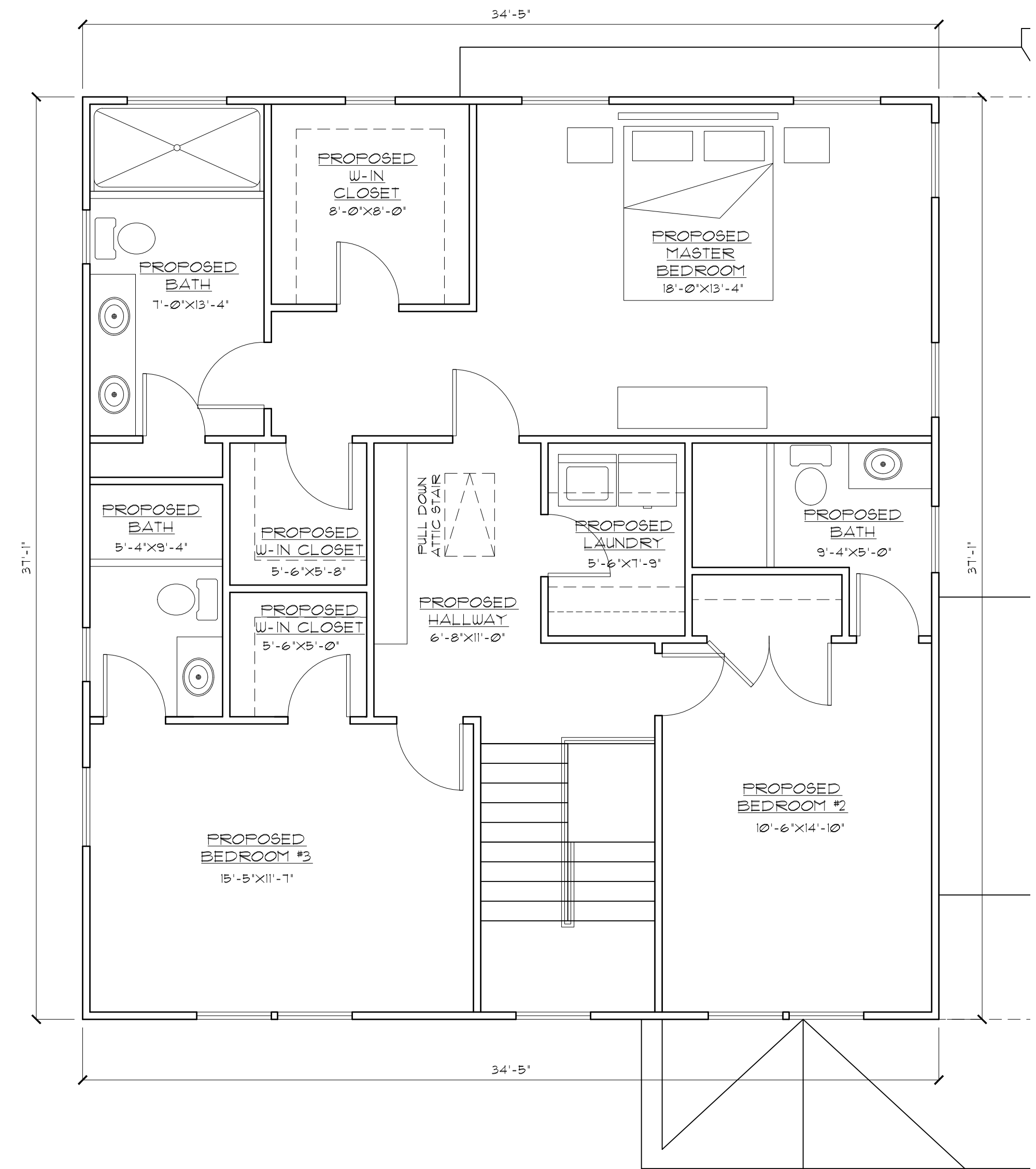
ANTHONY M. CONDOURIS - ZC
ARCHITECT
20 BINGHAM AVENUE, RUMSON, NJ 07760
phone: 732-842-3800 ~ fax: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

REVISIONS	DATE
Δ	3/17/25
Δ	AS PER ZONING DENIAL 3/9/25

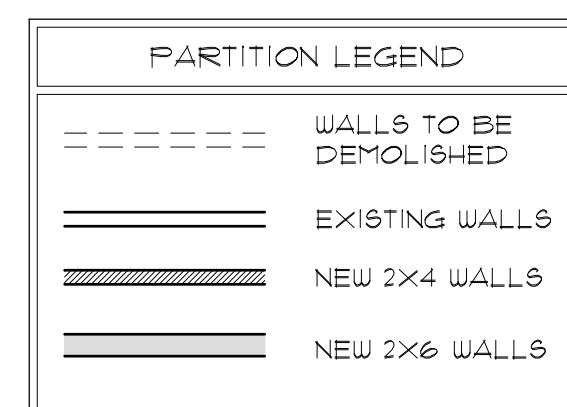
CLIENT	TUTASS RESIDENCE
ADDRESS	63 RUMSON ROAD RUMSON, NEW JERSEY
JOB NUMBER	24-150
LOT	1
BLOCK	133

DATE	2/24/25
DRAWN BY	MB
SHEET NO.	V-1

NOTIFY ARCHITECT IMMEDIATELY OF
ANY DISCREPANCIES PRIOR TO THE
START AND COMPLETION OF WORK.



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



30 CRAWL SPACE PLAN
SCALE: 1/8" = 1'-0"

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



30 RIGHT SIDE STREET ELEVATION
SCALE: 1/4" = 1'-0"



40 REAR ELEVATION
SCALE: 1/8" = 1'-0"



20 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



10 FRONT STREET ELEVATION
SCALE: 1/8" = 1'-0"

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

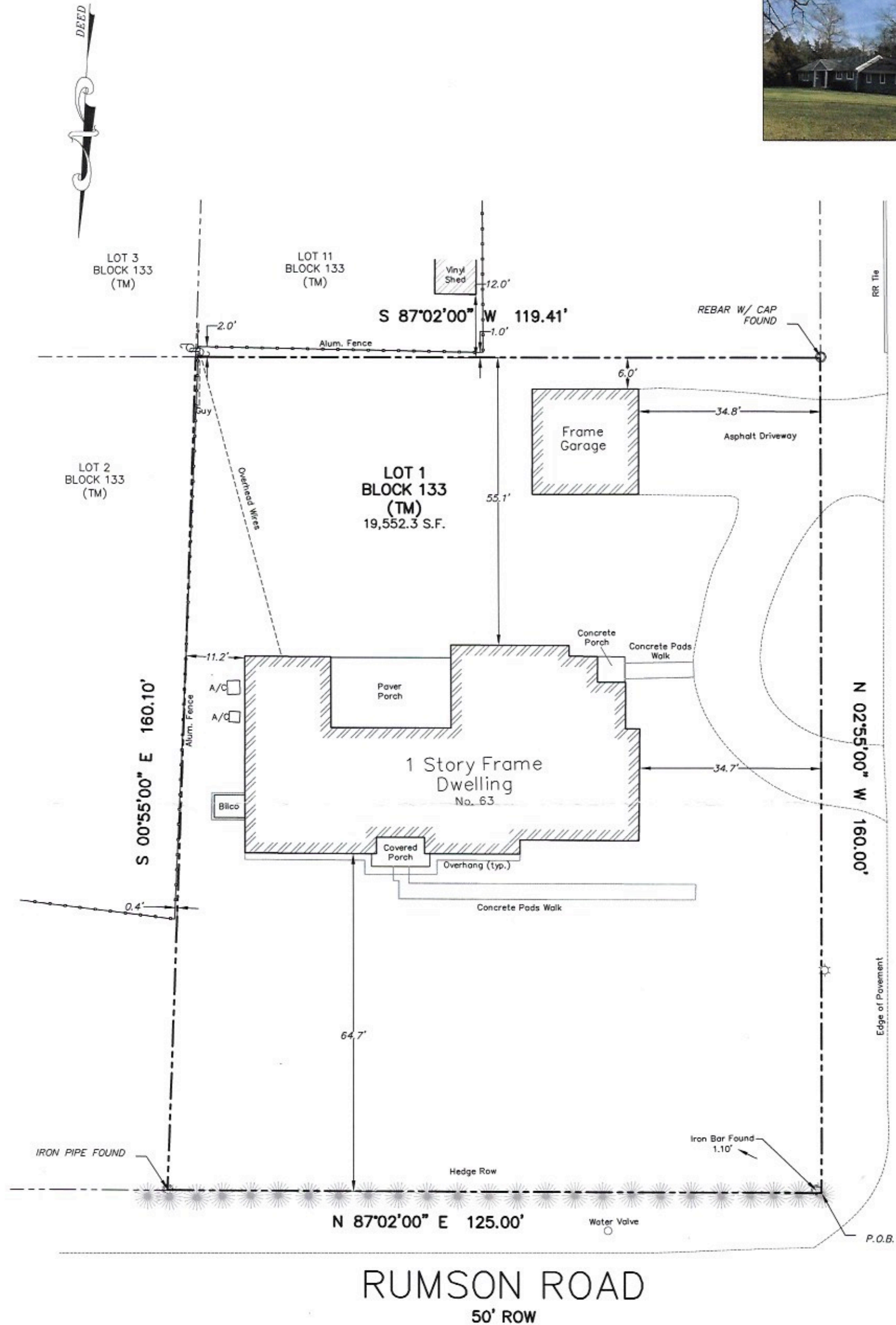


ANTHONY M. CONDO ARCHITECT
20 BINGHAM AVENUE, RUMSON, NJ 07760
PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

REVISIONS	DATE
AS PER ZONING DENIAL 3/5/25	3/12/25

CLIENT	TUTASS RESIDENCE
ADDRESS	63 RUMSON ROAD RUMSON, NEW JERSEY
JOB NUMBER	24-150
BLOCK	133
LOT	1

DATE	2/24/25
DRAWN BY	MB
SHEET NO.	V-3

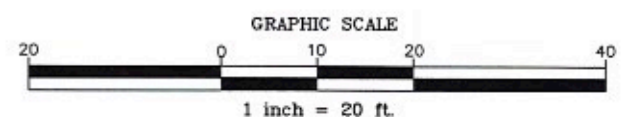


This survey certified to:
Shane Tutass & Lisa Tutass
Caliber Home Loans, Inc., its successors and/or
assigns as their interest may appear
CFM Title Agency, LLC
AmTrust Title Insurance Company
Cimino and Filippone, LLC

This survey references:
Deed Book 9342 Page 1189

Notes:
Field Survey Performed on 01/24/2022
Subject to an accurate title search
Subject to documents of record

I declare that this plan is based on actual field survey performed by Lakeland Surveying, Inc., under my direct supervision, in accordance with N.J.A.C. 13:40-5.1 and to the best of my professional knowledge, information and belief, correctly represents the conditions found on the date of the field survey, except such easements, if any, below the surface of the lands not visible. This declaration is given solely to the above named parties for this transaction only and is not transferable. Survey is valid only if print has original rated seal of the undersigned professional. This plan is made to provide information to the title insurer so that it may insure title to the lands shown hereon.



SURVEY OF PROPERTY

Tax Lot 1 - Block 133
63 Rumson Road, Borough of Rumson
Monmouth County, New Jersey

PROJECT NUMBER
220014

REFERENCE NUMBER
CFM 4019

Lakeland
Surveying

Certificate of Authorization
#24GAZ8090000

Marc J. Cifone
PROFESSIONAL LAND SURVEYOR

Jeffrey S. Grunn
PROFESSIONAL LAND SURVEYOR

FIELD:
OAA

DWN BY:
KMM

CHECKED:
JSG

DATE
01/25/2022

SCALE
1"=20'

4 West Main Street | Rockaway | NJ | Ph: (973) 625-5670 | Fx: (973) 625-4121
www.LakelandSurveying.com

Marc J. Cifone N.J. P.L.S. LIC. No. 24GS04132900
Jeffrey S. Grunn N.J. P.L.S. LIC. No. 24GS04339900