



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: March 11, 2024

Applicant: Maureen Hourihan, Conley

Address: 112A Avenue of Two Rivers Rumson, NJ 07760	Block 99	Lot 18	Zone NB/R-4
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Applicant's Request to:

Change in use from commercial to one-bedroom, single-family building on an undersized lot in the NB Zone. Lot improvements include a 6' white vinyl fence, 100 square foot shed, removal of business sign, and replacement of a portion of the existing asphalt driveway with a paver patio, while retaining two parking spaces. Interior renovations to the existing dwelling will not increase the building footprint.

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

Borough of Rumson Ordinances/Development Regulations Schedule 5-1 Zoning District Regulations, 22-7.7f Yard Areas, Building Orientation and Fenestration, and Schedule 5-4 Maximum Permitted Lot and Building Coverage

1. (Sched 5-1) Minimum lot area of 3,375 square feet, whereas 10,000 square feet are required.
2. Minimum Lot Width and Frontage of 25 feet, whereas 75 feet are required.
3. Principal building front yard setback of 9.7 feet, whereas 35 feet are required.
4. Principal building side yard setback of 0.0 feet, whereas 7 feet are required.
5. Principal building combined side yard setback of 9.8 feet, whereas 18 feet are required.
6. Accessory structure (Rear Porch) side yard setback of 1.1 feet, whereas 7 feet are required. (22-7.7f) unroofed porches attached to a principal building shall conform to the yard requirements for the principal building.
7. Minimum lot shape circle of 7 feet, whereas 50 feet are required.
8. Multiple existing variances related to the current signs – To Be Removed.
9. Minimum gross ground floor area for a single story dwelling of 762 square feet, whereas 900 square feet are required.
10. (Sched 5-4) Maximum lot coverage of 2,078 square feet is proposed, whereas 2,179 square feet is existing and 1,603 square feet is permitted.

11. Other: Minimum off-street parking of two spaces: the applicant proposes to use Block 99, Lot 13 (Borough of Rumson exempt property) to access two parking spots in rear yard. Prior authorization from the Borough 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, P.L.S., dated January 23, 2024; Architectural plans prepared by SOME Architects P.C., signed and sealed by Michael M. Simpson, R.A., dated February 5, 2024, consisting of two (2) sheets, sheet SP-1 revised March 11, 2024.

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



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 rumsonnj.gov

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Maureen Houvihan janderson@fsfm-law.com 732-741-2525
 Name of Applicant f/k/a Maureen Conley Email Phone Number

112 A Avenue of Two Rivers 99 18
 Property Address Block Lot

N/A - same
 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.

John B. Anderson, III, Esq., c/o Foss, Son Filippo + Milne, LLC, 225 Broad Street, PO Box 896, Red Bank, NJ 07701
 Applicant's Attorney and contact information (if any)

Michael Simpson - S.O.M.E. Architects, PC, 65 Monmouth Street, 2nd Floor, Red Bank, NJ 07701
 Applicant's Architect and contact information (if any)

N/A
 Applicant's Engineer and contact information (if any)

John B. Anderson, III, Applicant's Attorney with Authority 3/20/2024
 Signature of Applicant or Agent Date

Proposed plan Applicant proposes to use the existing building on the property as a single-family home. Applicant proposes a 100 sq shed and 6' vinyl fence. Applicant will replace a portion of the existing driveway with a paver patio and remove an existing business sign in the Curby R.O.W.

Variations requested See attached statement of variations

Applicant proposes interior renovations only except as detailed

Maureen Hourihan f/k/a Maureen Conley
112 A Avenue of Two Rivers
Block 99, Lot 18
Rumson, New Jersey 07760
Zone District: NB
FSM File No. 9563.00001

NARRATIVE OF DEVELOPMENT

Maureen Hourihan f/k/a Maureen Conley (the "Applicant") owns 112 A Avenue of Two Rivers (Block 99, Lot 18) in Rumson (the "Property").

The Property is located in the NB Zone District.

The Property is presently improved with a single-story building of approximately 762 square feet (the "Building").

The Building is presently vacant. It was last occupied as a construction management and property maintenance office.

The Applicant proposes to change the use of the Building from an office to a single-family home.

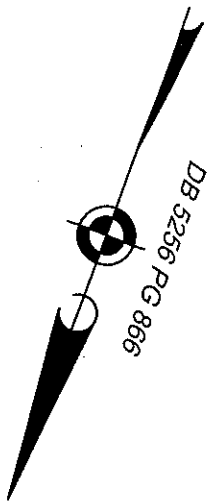
Detached single-family homes are permitted in the NB zone and evaluated under the R-4 zone criteria.

The Applicant is not proposing to increase the size of the Building.

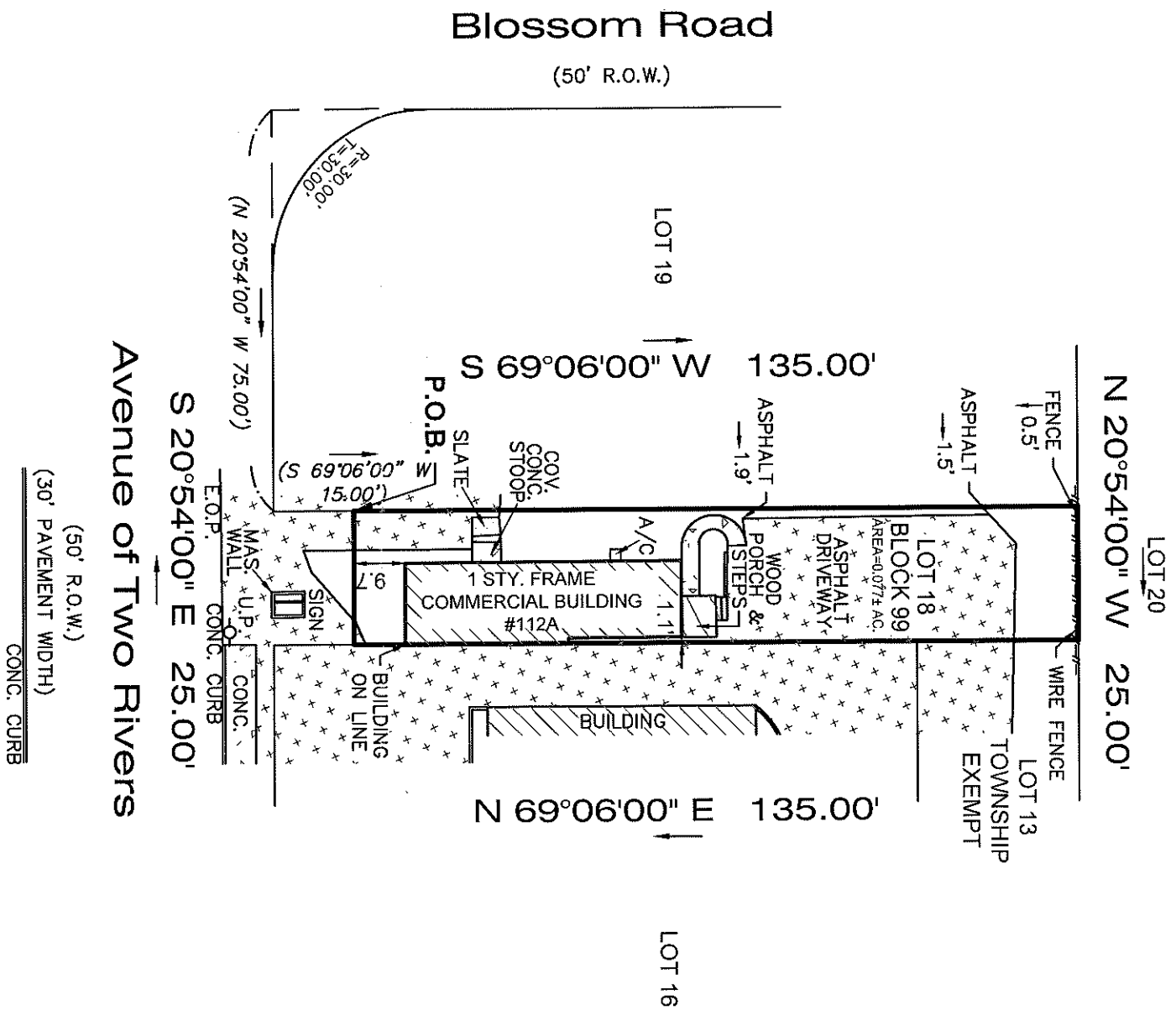
On the contrary, the Applicant is only seeking to:

- 1) Make interior renovations to the existing building;
- 2) Replace a portion of the existing asphalt driveway with a paver patio;
- 3) Install a 100 square foot shed with conforming accessory setbacks;
- 4) Install a 6' white vinyl fence; and
- 5) Remove the existing commercial sign located within the County R.O.W.

The Applicant's plans do not alter any of the pre-existing conditions pertaining to the lot, or building setbacks. The Applicant's plans reduce the existing lot coverage. The installation of the shed results in a modest increase in building coverage.



REV	DATE	DESCRIPTION	BY
1	2/6/24	REVISED BOUNDARY	NR
2	2/20/24	REVISED P.O.B. LOCATION	NR



PREPARED FOR: MAUREEN HOURIHAN F/K/A MAUREEN CONLEY

Filed Map Reference: MAP OF PINE RIDGE, RUMSON, N.J., PROPERTY OF GENERAL HOWARD S. BORDEN, SECTION NO. 1

Filed Map Block: N/A Filed Map Lot: N/A Filing Date: 7/10/1940 Filed Map No.: 17-1

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 1/23/24 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 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 5256 PG 866

CERTIFICATE OF AUTHORIZATION: 24GA28229800



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

David J. VonSteenburg

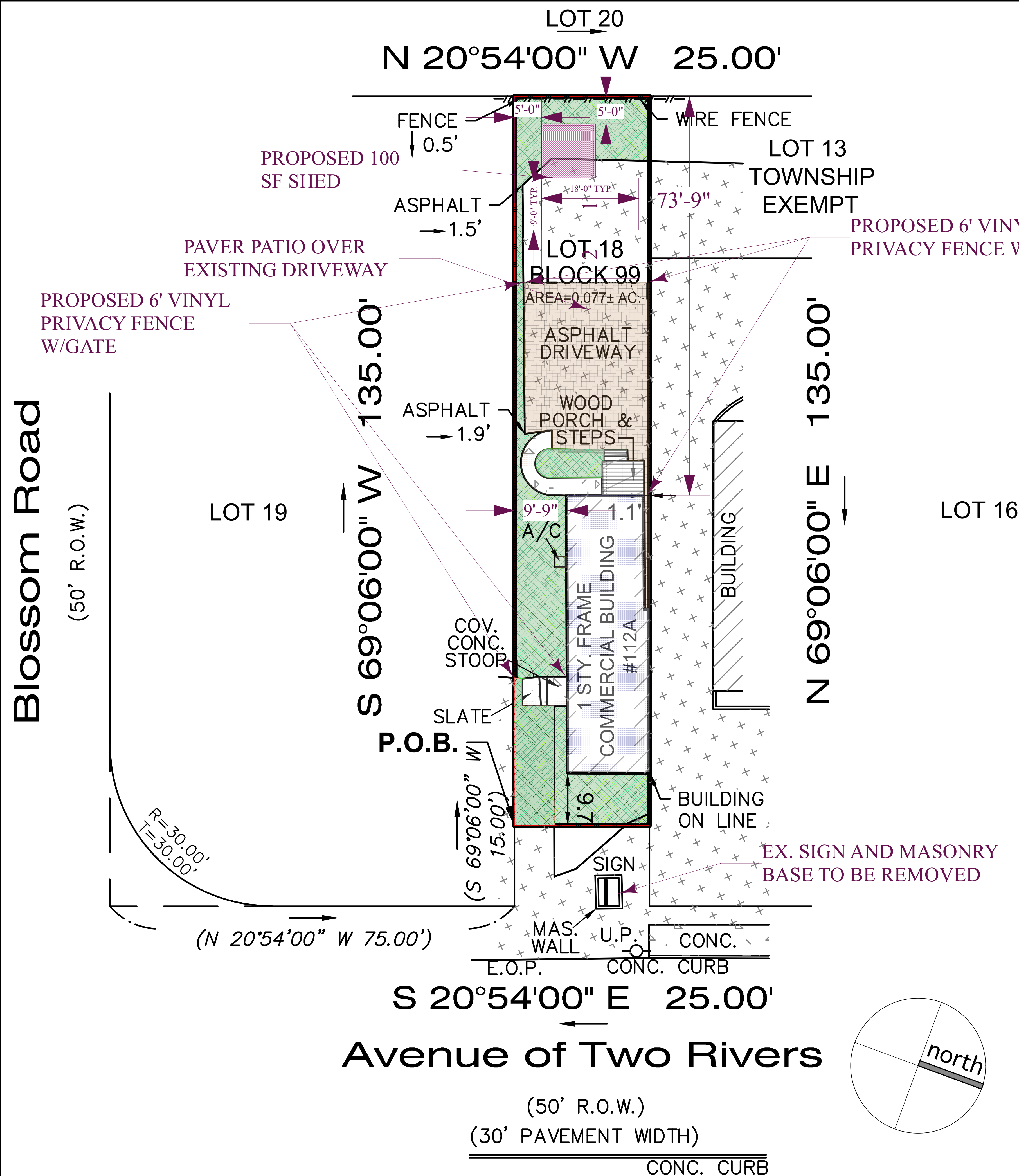
DAVID J. VONSTEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 34500

SURVEY OF PROPERTY

LOT 18 BLOCK 99
BOROUGH OF RUMSON

COUNTY OF MONMOUTH NEW JERSEY

Scale: 1"=30'	Drawn By: RICH	Date: 1/23/24	JOB #: 24-00331	CAD File #: 24-00331	Sheet #: 1 OF 1
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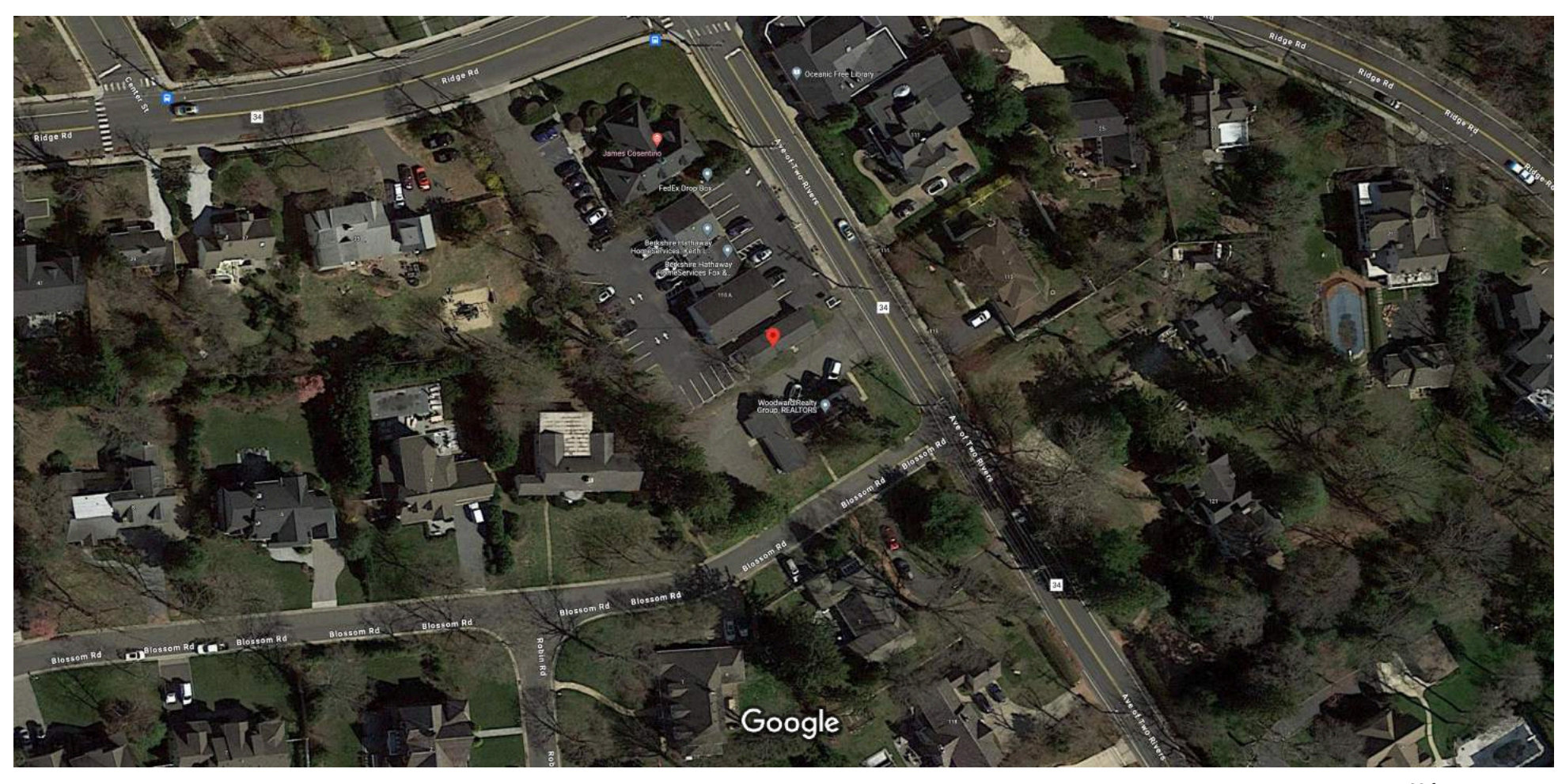


3 PROPOSED PLOT PLAN
Scale: 1" = 10'-0"



1 KEY MAP
Scale: 1:2400

Google Maps 112 A Ave of Two Rivers
Hourihan Residence



2 AERIAL VIEW
Scale: NONE

ZONING TABLE
HOURIHAN RESIDENCE
112A AVENUE OF TWO RIVERS, RUMSON, NJ 07760
3/11/24

	A	B	C	D	E	F	G
1	NB-NEIGHBORHOOD BUSINESS ZONE (R-4 FOR SINGLE FAMILY)			REQUIREMENT	EXISTING	PROPOSED	REMARKS
2	MINIMUM LOT REQUIREMENTS	INTERIOR LOT	AREA (SQ.FT.)	10,000.00	3,375.00	NO CHANGE	PRE-EXISTING NON-CONFORMITY
3			FRONTAGE AND WIDTH (FT)	75.00	25	NO CHANGE	PRE-EXISTING NON-CONFORMITY
4	MINIMUM YARD REQUIREMENTS	PRINCIPAL BUILDING AND STRUCTURES	FRONT (FT)	35	9.3	NO CHANGE	PRE-EXISTING NON-CONFORMITY
5			REAR (FT)	40	73.8	NO CHANGE	COMPLIANT
6			ONE SIDE (FT)	7	0 & 9.8	NO CHANGE	PRE-EXISTING NON-CONFORMITY
7			TOTAL SIDE YARDS (FT)	18	9.8	NO CHANGE	PRE-EXISTING NON-CONFORMITY
8			LOT SHAPE REQ. (FT)	50	25	NO CHANGE	PRE-EXISTING NON-CONFORMITY
9	MINIMUM YARD REQUIREMENTS	ACCESSORY BUILDING AND STRUCTURES	REAR (FT)	5	NA	5.00	COMPLIANT
10			SIDE (FT)	5	NA	5.00	COMPLIANT
11	MAXIMUM ALLOTMENTS		MAXIMUM LOT COVERAGE (SF)	1,603	2,179	2,078	EX. NON-CONFORMITY IMPROVED
12			MAXIMUM BUILDING COVERAGE (SF)	786	756	856	70 SF VARIANCE REQUESTED FOR 100 SF SHED
13			MAXIMUM FLOOR AREA RATIO (based on Schedule 5.3A) (SF)	1,350 = 0.4	756 = .22	0.23	COMPLIANT
14			MINIMUM GROSS RESIDENTIAL GROUND FLOOR AREA (SF)	900	756	756	NO CHANGE
15			MAXIMUM PRINCIPAL BUILDING HEIGHT - RIDGE (FT)	35	18.5	NO CHANGE	PRE-EXISTING NON-CONFORMITY
16			MAXIMUM PRINCIPAL BUILDING HEIGHT - EAVES (FT)	26	12	NO CHANGE	COMPLIANT
17			MAXIMUM STORIES	2.50	1	1.00	COMPLIANT
18	REQUIRED OFF-STREET PARKING						
19	USE	1-BEDROOM SINGLE FAMILY DETACHED RES.					
20	REQUIREMENT		1.50	2	2.00	COMPLIANT	
21							
22							
23							
24							
25							
26							

somearchitects
ARCHITECTURE : PLANNING : INTERIOR DESIGN

S.O.M.E. Architects, PC
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www.SOMEarchitects.com

Michael M. Simpson, R.A.
NJ # AI 09240

Client:
MAUREEN & JAMES HOURIHAN

Project:
HOURIHAN RESIDENCE
112 A AVENUE OF TWO RIVERS
RUMSON, NJ 07760

Block:	99
Lot:	18

These drawings and specifications are issued as Instruments of Service. The specific designs are the property of S.O.M.E. Architects, P.C. and are issued for this project only. All other use of these designs, drawings and specifications shall be limited to express written approval of S.O.M.E. Architects, P.C. which shall be obtained prior to their use. All other use is strictly prohibited. Liability for usage is limited to this specific project at this specific location.

Revisions:

No.	Date	Description
1	3/11/24	Completeness Review

B	2/23/24	ZPA APPLICATION
A	2/5/24	CLIENT REVIEW
No.	Date	Issued For:
Issued:		

Drawing Index:

PROPOSED SITE	
KEY PLAN	
ZONING SCHEDULE	
Project Number:	2402
File Name:	
Scale:	
Drawn By:	
Checked By:	
Sheet	

SP-1



5 VIEW FROM SOUTH
Scale: 1.25X



4 VIEW FROM EAST
Scale: 2X



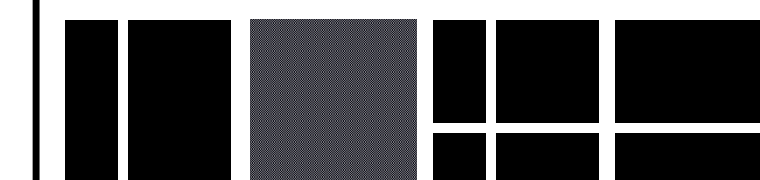
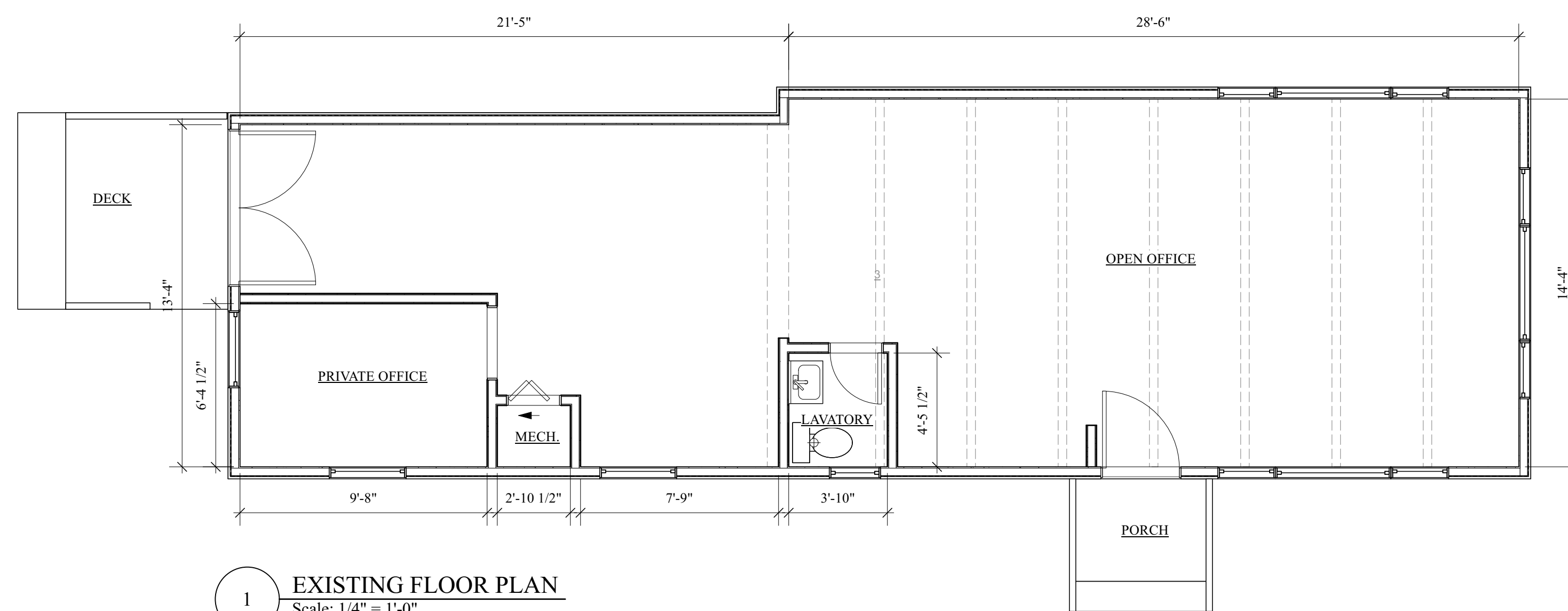
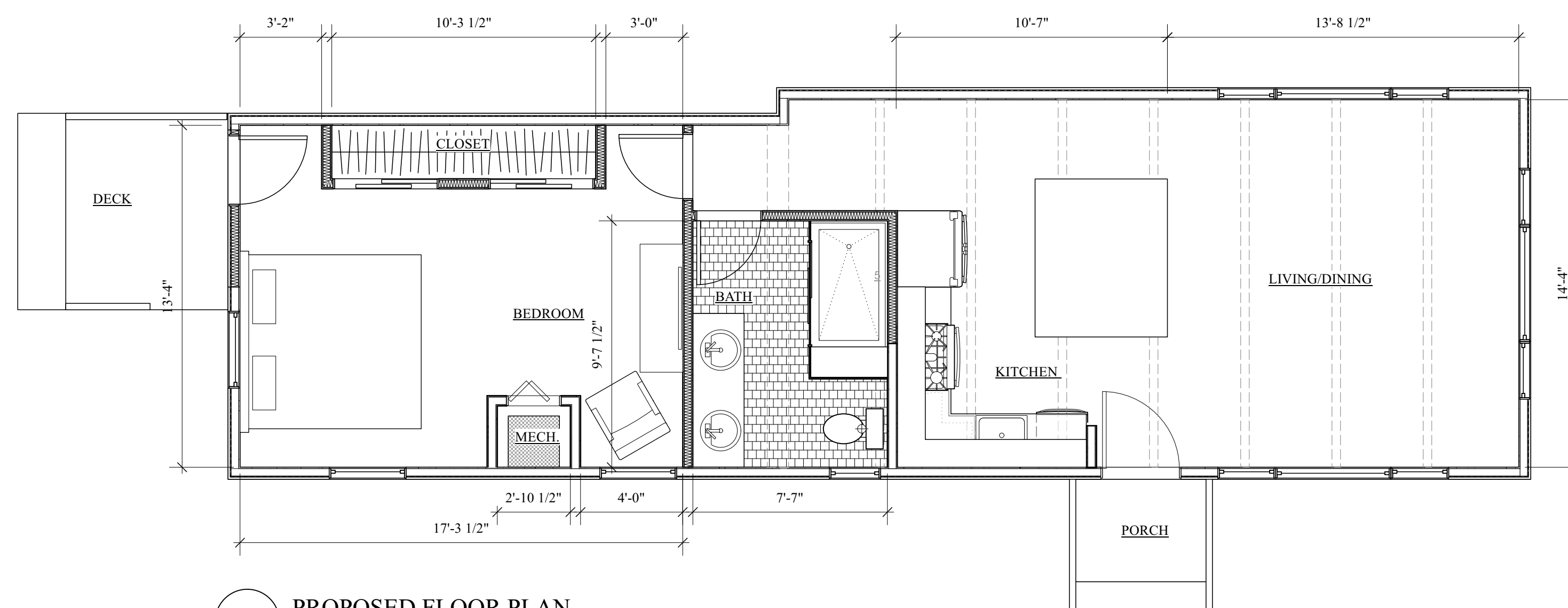
3 VIEW FROM NORTH
Scale: 2X



6 VIEW FROM SOUTHEAST
Scale: 1.25X



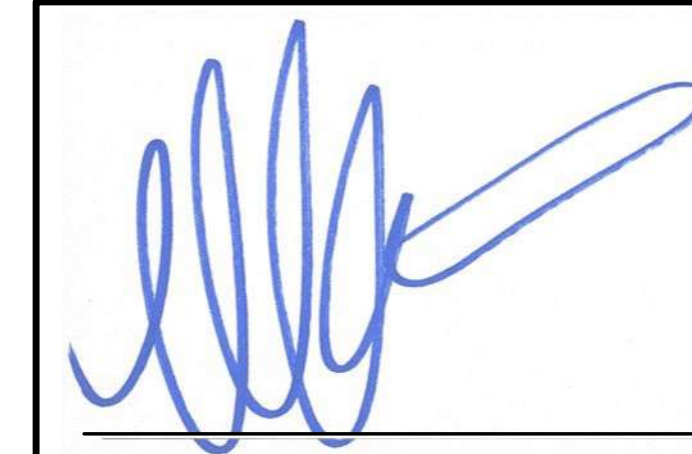
6 VIEW FROM EAST
Scale: Actual Size



somearchitects
ARCHITECTURE : PLANNING : INTERIOR DESIGN

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Revisions:

No.	Date	Description

No.	Date	Issued For:

Issued:

Drawing Index:
EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN

Project Number: 2402

File Name:

Scale:

Drawn By:

Checked By:

Sheet

A-100