



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

APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

Anthony M Condouris	tony@amcarchitect.com	732-842-3800	
Name of Applicant	Email	Phone Number	
82 Washington Street		34	14
Property Address		Block	Lot
Glenn Hofferber			

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)

Anthony M Condouris Architect, Inc 732-842-3800 tony@amcarchitect.com

Applicant's Architect and contact information (if any)

Applicant's Engineer and contact information (if any)

Signature of Applicant or Agent

Date

Proposed plan

Construction of a new 15' X 15' rear, covered porch

Hardship Encountered

Variances Requested Schedule 5-1

Proposed building coverage of 1,740 sf, whereas 1,498 sf is currently approved and 1,541 sf is permitted (13% over)



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Marie DeSoucey
Land Use & Development Official

office 732.842.3300
fax 732.219.0714
mdesoucey@rumsonnj.gov

Denial Memorandum

Date: June 1, 2026

Applicant: Glenn Hofferber
Address: 82 Washington Street, Rumson, NJ 07760
Block 34, Lot 14, Zone: R-5

I have reviewed the Land Use & Development Permit application for the construction of a new 15'x15' rear, covered patio.

The application was **denied** for the following non-conformities:

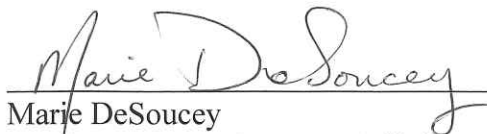
Borough of Rumson Ordinances/Development Regulations Schedule 5-1 Zoning District Regulations

- (Schedule 5-1) Proposed Building Coverage of 1,740 square feet whereas 1,498 square feet is currently approved and 1,541 square feet is permitted (13% over).

Supporting documents to the application include:

- Architectural Plans /Site Plan prepared, signed & sealed by Anthony M. Condouris, Architect, dated April 17, 2026, no revisions, consisting of three (3) sheets.

Prior to submitting an application plan to the Zoning Board, please update the site plan and Zoning Chart to include the recent approved rear addition. If you have any questions or require additional information, please do not hesitate to contact me.

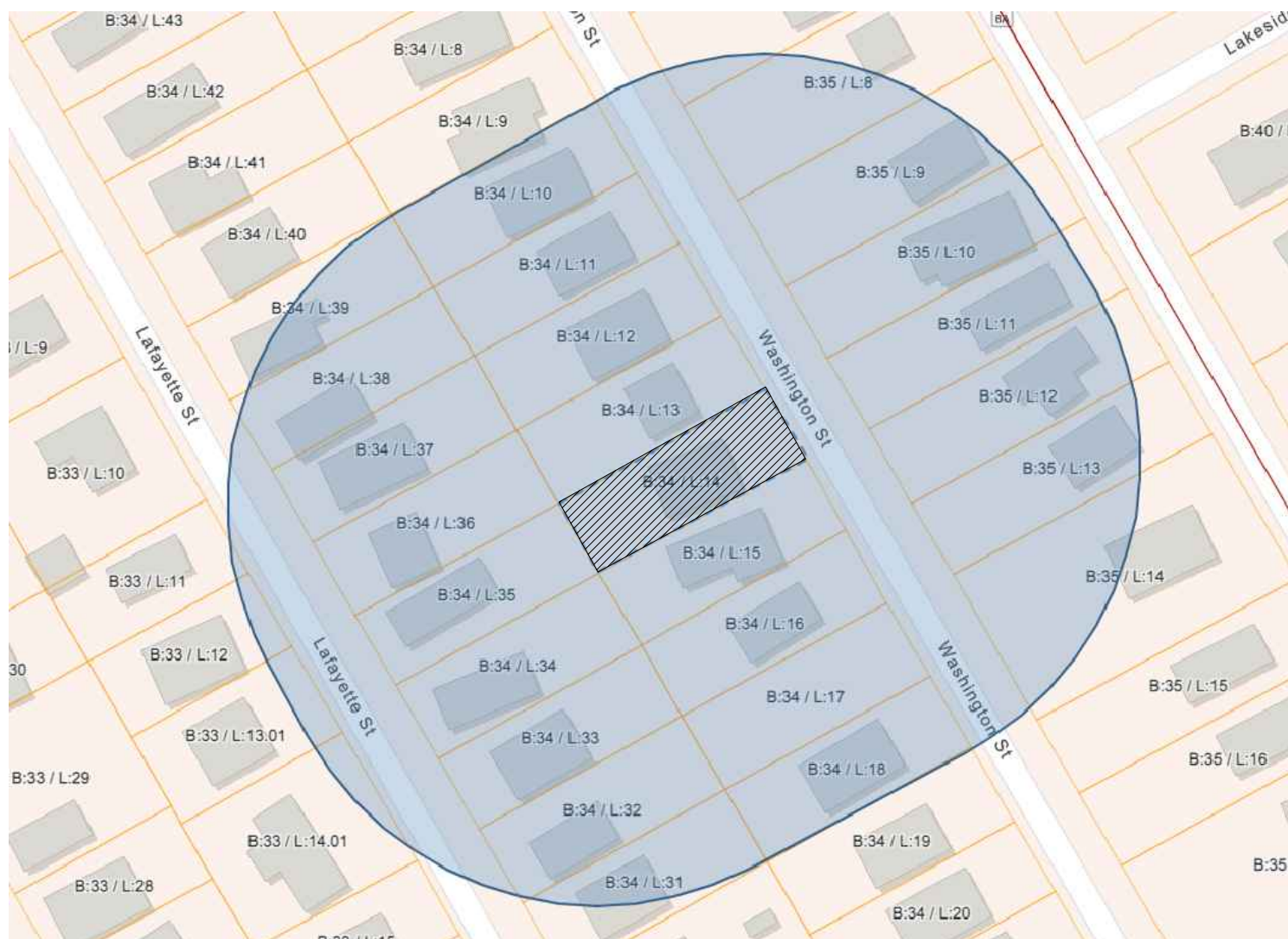

Marie DeSoucey
Land Use & Development Official

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

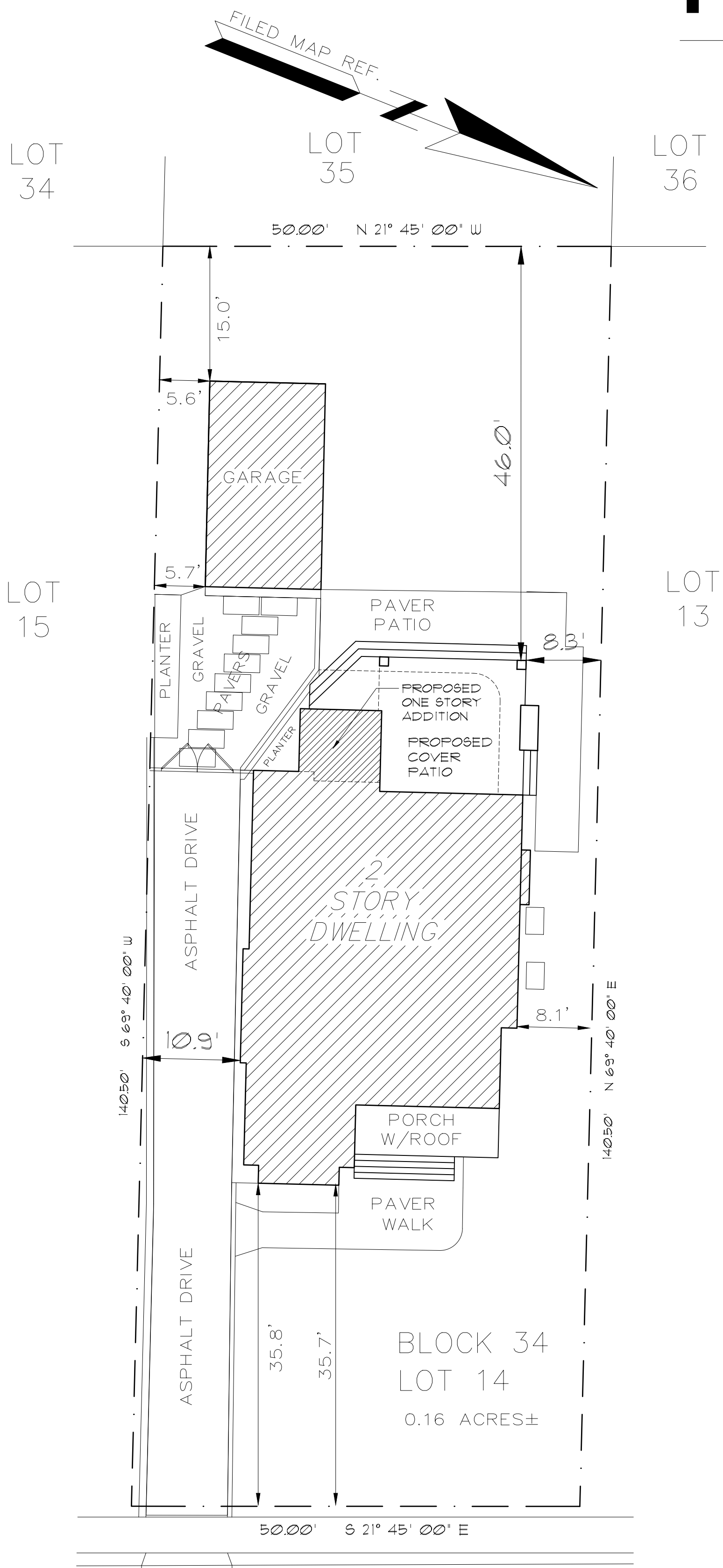
proposed alterations and additions for

HOFFERBER RESIDENCE

82 WASHINGTON STREET
RUMSON, NEW JERSEY
BLOCK 34 ~ LOT 14



200 FT MAP
SCALE: N.T.S.



Borough of Rumson
Interior Lot

Zone: R-5
Applicant:
Address: 82 WASHINGTON STREET

Date: 10/4/22
Block: 34
Lot: 14

REQUIREMENTS		EXISTING	PROPOSED	COMMENTS
Minimum Lot Area	6,000 SF	1,022.85 SF	1,022.85 SF	
Minimum Lot Width/Lot Frontage	50 ft.	50 ft.	50 ft.	
Interior Lot Shape Circle	34 ft.	COMPLIES	COMPLIES	
Principal Structure	Bldg/Porch	Bldg/Porch	Bldg/Porch	
Front Yard Setback	35 ft.	35.7 ft.	35.7 ft.	
Minimum Side Yard setback				
One Side	8 ft.	8.1 ft.	8.1 ft.	
Total Both Sides	18 ft.	19 ft.	19 ft.	
Minimum Rear Yard setback	35 ft.	50.6 ft.	46 ft.	
Building Height				
Ridge	35 ft.	28 ft.	28 ft.	
Eaves	26 ft.	21 ft.	21 ft.	
Accessory Building				
Minimum Side Yard setback	5 ft.	5.6 ft.	5.6 ft.	
Rear Yard setback	5 ft.	15 ft.	15 ft.	
Height	16 ft.	16 ft.	16 ft.	
Accessory Structure				
Minimum Side Yard setback	5 ft.	N/A	N/A	
Minimum Rear Yard setback	5 ft.	N/A	N/A	
Permitted Lot Coverage, Building Coverage Floor Area				
Max. Lot Coverage	3,020 sf.	2,706 sf.	2,914sf.	
Max. Build Coverage	1,541 sf.	1,427 sf.	1,740 sf.	VARIANCE REQUIRED
Maximum Floor Area	2,606 sf.	2,408 sf.	2,474 sf.	
Floor Area Ratio	0.37	0.34	0.35	

() Increased Side Yard Setback for additional floor area or lot width exceeds minimum required
(X) 85% of permitted floor area- Side Set Back Increase 2 ft. Each Side (Schedule 5-1 note 1b)
() Exceeds Minimum Lot Width (Schedule 5-1 note 1)
Lot Width - Minimum Lot Width =
Side Setbacks One Side = Total Both Sides =
() Increased Rear Yard Setback for additional depth
Rear Yard Setback =
() Lot Coverage (Schedule 5-4)
1,022.85 - 5,000 + 2,022.85 * 0.3130 = 645.28
645.28 + 2,375 = 3,020.28
() Building Coverage (Schedule 5-4)
1,022.85 - 5,000 + 2,022.85 * 0.1860 = 376.25
376.25 + 1,655 = 1,541.25
() Floor Area (Schedule 5-3)
1,022.85 - 5,000 + 2,022.85 * 0.3 = 606.85
606.85 + 2,000 = 2,606.85

LOT COVERAGE CALCULATIONS		
	EXISTING	PROPOSED
HOUSE	1,173 SQ. FT.	1,244 SQ. FT.
PORCHES	88 SQ. FT.	330 SQ. FT.
GARAGE	296 SQ. FT.	296 SQ. FT.
DRIVEWAY	1,022 SQ. FT.	1,022 SQ. FT.
PATIOS / DECKS / AC	480 SQ. FT.	388 SQ. FT.
POOL	N/A	N/A
SUB TOTAL (PRE CREDITS)	3,059 SQ. FT.	3,280 SQ. FT.
FRONT PORCH CREDIT	N/A	-0 SQ. FT.
DECK CREDIT	EXIST. 1,114 SQ. FT. 223 SQ. FT. (20% OF GROUND FLOOR AREA) PROP. 1,180 SQ. FT. 236 SQ. FT.	-223 SQ. FT.
GARAGE CREDIT	-130 SQ. FT.	-130 SQ. FT.
TOTAL LOT COVERAGE	2,706 SQ. FT.	2,914 SQ. FT.

BUILDING COVERAGE CALCULATIONS		
	EXISTING	PROPOSED
HOUSE	1,173 SQ. FT.	1,244 SQ. FT.
PORCHES	88 SQ. FT.	330 SQ. FT.
GARAGE	296 SQ. FT.	296 SQ. FT.
SUB TOTAL	1,557 SQ. FT.	1,870 SQ. FT.
FRONT PORCH CREDIT	N/A	-0 SQ. FT.
GARAGE CREDIT	-130 SQ. FT.	-130 SQ. FT.
TOTAL BUILDING COVERAGE	1,427 SQ. FT.	1,740 SQ. FT.

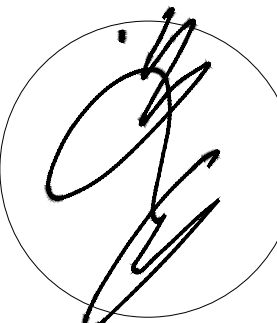
FLOOR AREA CALCULATIONS		
	EXISTING	PROPOSED
FIRST FLOOR (INSIDE WALLS)	1,114 SQ. FT.	1,180 SQ. FT.
SECOND FLOOR (INSIDE WALLS)	1,152 SQ. FT.	1,152 SQ. FT.
GARAGE (INSIDE WALLS)	272 SQ. FT.	272 SQ. FT.
SUB TOTAL	2,538 SQ. FT.	2,604 SQ. FT.
DETACHED GARAGE CREDIT	-130 SQ. FT.	-130 SQ. FT.
TOTAL FLOOR AREA	2,408 SQ. FT.	2,474 SQ. FT.
60% OF SECOND FLOOR AREA	691 SQ. FT.	691 SQ. FT.
ATTIC (AREAS ABOVE 5 FEET HEIGHT)	1300 SQ. FT.	1300 SQ. FT.
VOLUME	26,591 CU. FT.	
CONSTRUCTION CLASS	5B	
USE GROUP	R-5	

* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS

WASHINGTON (40' R.O.W.) STREET

SITE PLAN
SCALE: 1" = 10'-0"

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



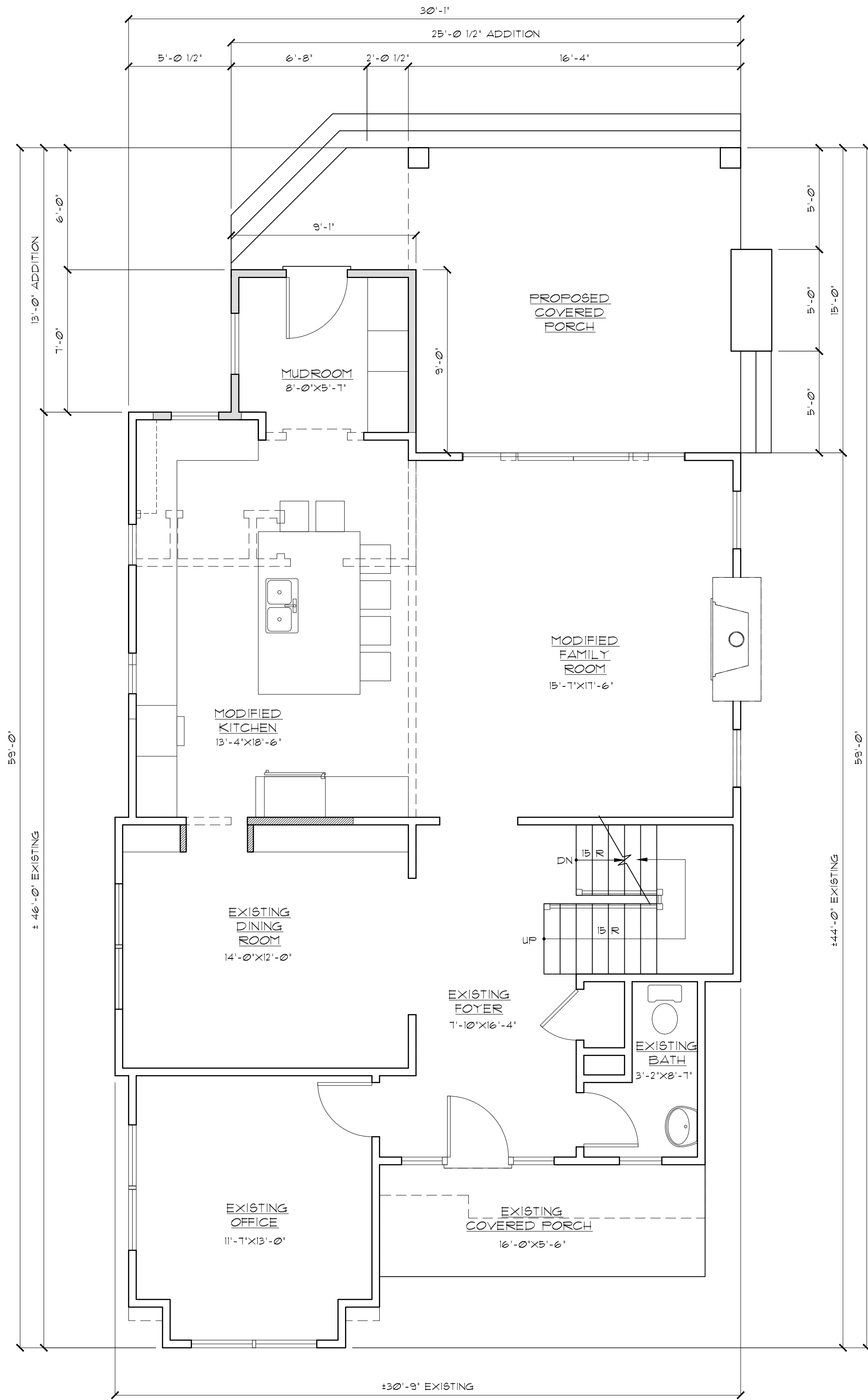
ANTHONY M. COONDOURIS
ARCHITECT
20 BINGHAM AVENUE, RUMSON, NJ 07076
phone: 732-842-3800 ~ fax: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

REVISIONS

DATE	

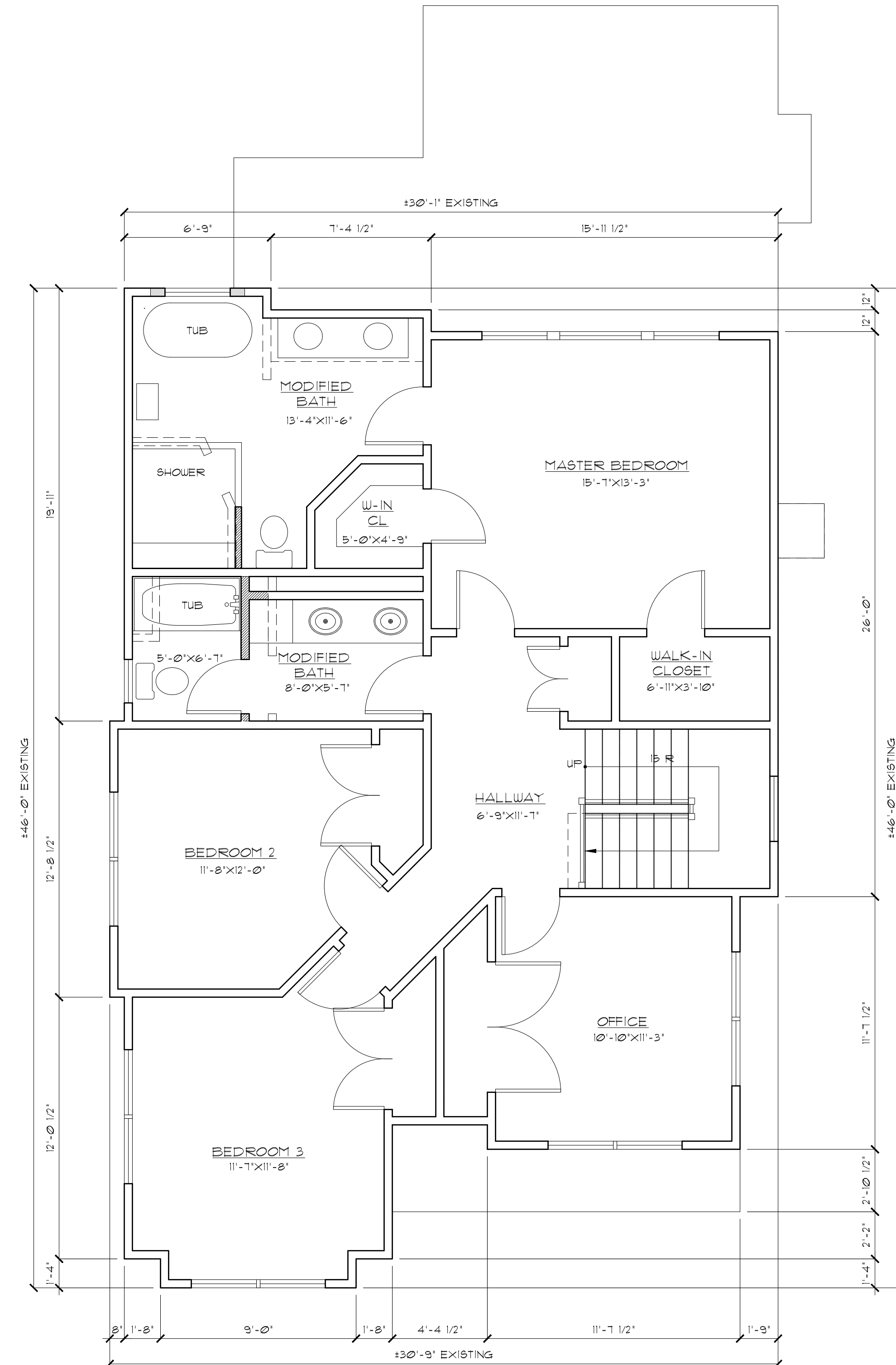
CLIENT: HOFFERBER RESIDENCE
ADDRESS: 82 WASHINGTON STREET, RUMSON, NEW JERSEY
JOB NUMBER: 26-002
BLOCK: 34
LOT: 14

DRAWN BY: NN
DATE: 4/17/26
SHEET NO.: V-1



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

PARTITION LEGEND	
----	WALLS TO BE DEMOLISHED
=====	EXISTING WALLS
=====	NEW 2X4 WALLS
=====	NEW 2X6 WALLS



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

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

DATE
4/17/26

DRAWN BY
NN

CLIENT
HOFFERBER RESIDENCE

ADDRESS
82 WASHINGTON STREET
RUMSON NEW JERSEY

JOB NUMBER
26-002

REVISIONS

DATE

Δ

REVISIONS

DATE

ARCHITECT

ANTHONY M. CONDOURIS

20 BINGHAM AVENUE, RUMSON NJ 07760

telephone ~ 732-842-3800 ~ fax 732-842-7777 ~ www.amcarchitect.com

V-2

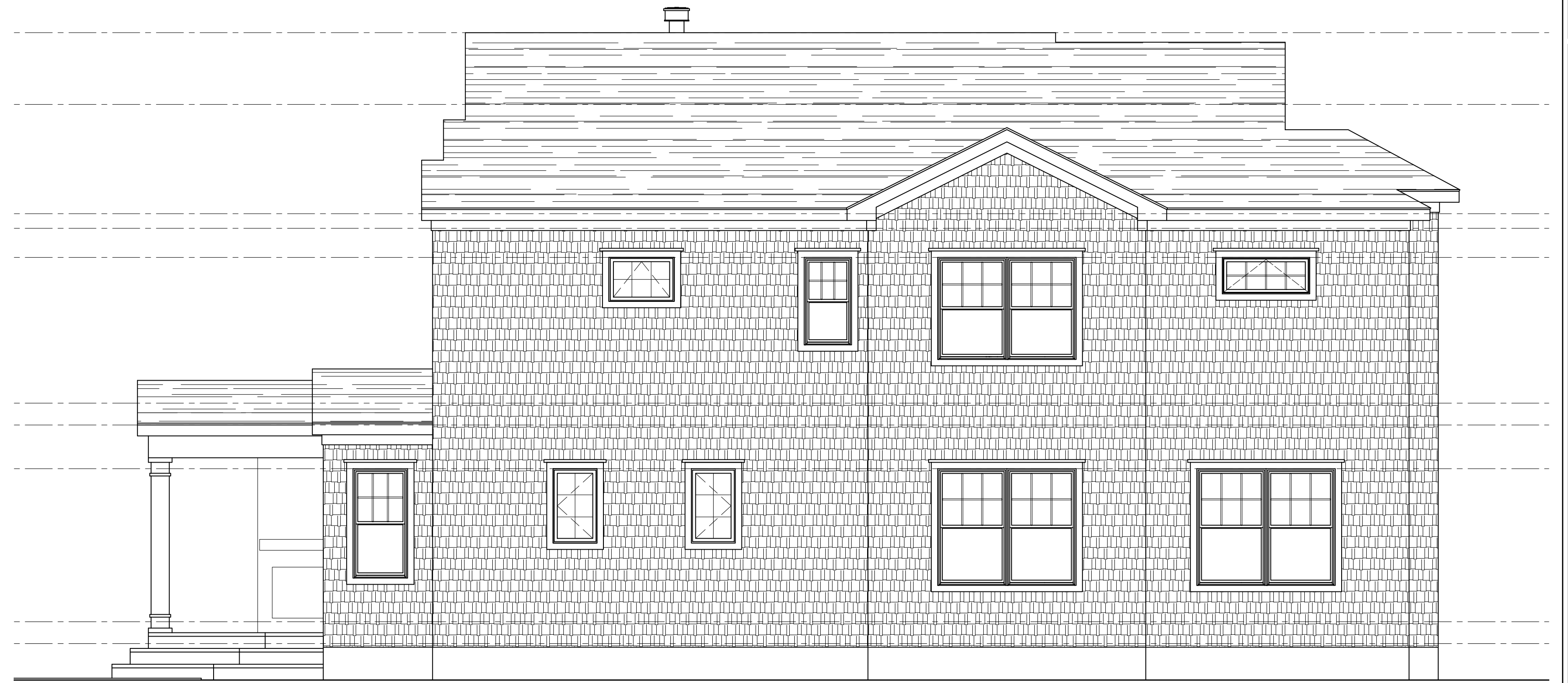
26-002

34

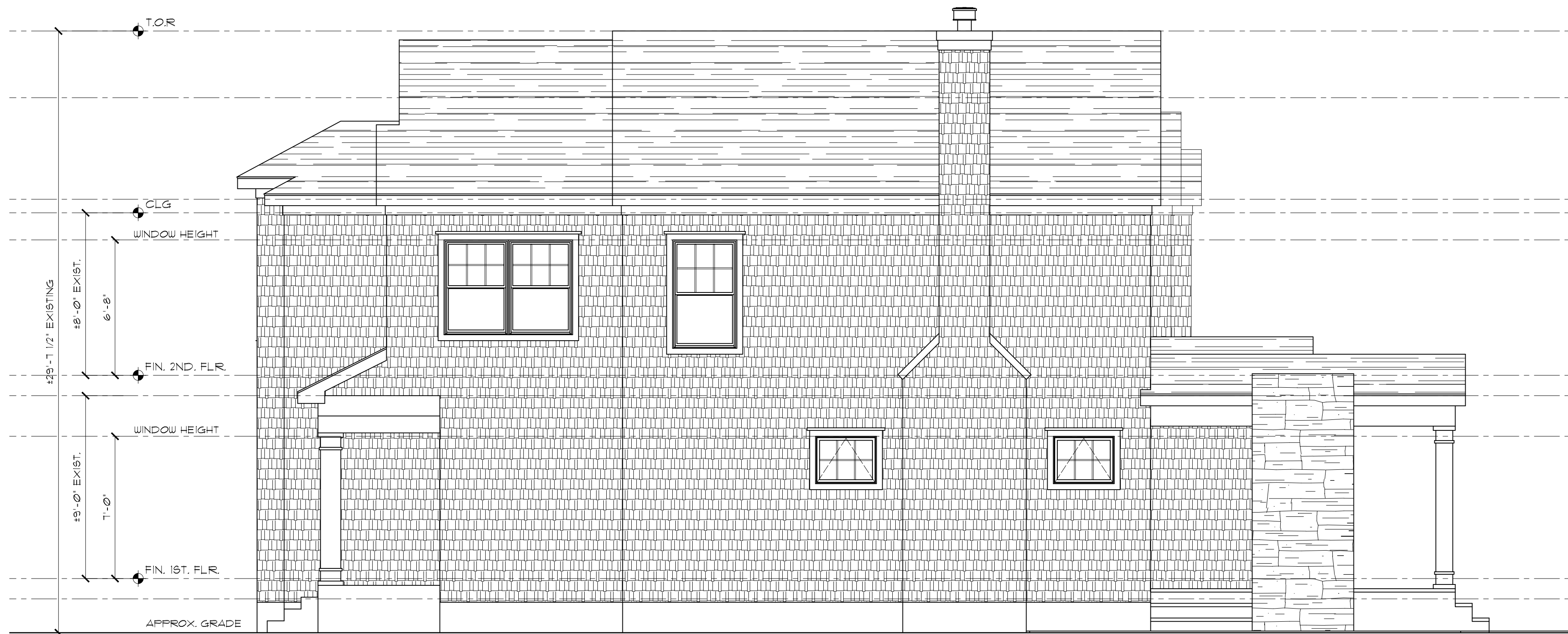
14



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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



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telephone ~ 732-842-3800 ~ fax 732-842-7777 ~ www.amcarchitect.com

REVISIONS	DATE

CLIENT	HOFFERBER RESIDENCE
ADDRESS	82 WASHINGTON STREET RUMSON, NEW JERSEY
JOB NUMBER	26-002
BLOCK	34
LOT	14

DATE	4/17/26
DRAWN BY	NN
SHEET NO.	V-3