

AGENDA
Zoning Board
Borough of Rumson
March 18, 2014
7:30 P.M.

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The continued application of **Vasili & Manioucha Krishnamurti**, 41 Bellevue Avenue (Corner North Rohallion Drive) Bellevue Avenue (Primary Front) and North Rohallion Drive (Secondary Front) / Block 91, Lot 1, R-1 Zone) to construct new in-ground pool, pergola, arbor bench swing , masonry screening wall and associated walkways at the existing premises. Construction of a new single-family residence was approved by Resolution September 18, 2012 and variances were granted for North Rohallian Drive lot width/frontage, corner lot shape, Bellevue Avenue as primary front yard and front setback, exceeding maximum permitted driveway width, and garage doors facing North Rohallian Drive. Based on the Board's review and discussion relative to this application at the February 18, 2013 meeting the applicant submitted revised grading plan by Steven R. Krog, 3 sheets, G-1 dated 02/11/14, last revised 03/07/14, L-1 dated 03/07/14 and L-2 dated 03/04/14. Revised plan reduces the height of the proposed masonry screening wall form 9 feet to 6 feet, in-ground pool length reduce from 50 feet to 41.17 feet and a bench replaces the pergola arbor bench swing. New construction will create non-conformities having accessory structures located in secondary front yard (North Rohallion Drive) and maximum wall height permitted in a front yard 4 feet; proposed wall height 6 feet.

2.

The continued application of **Edward & Kaye Wise**, 54 East River Road (Block 11, Lot 15, R-2 Zone) to raze the existing residence and detached garage to construct new single-family residence, in-ground pool and detached garage, located in the front yard, at the existing premises. New residence will be elevated to comply with the Base Flood Elevation (BFE). The property is currently non-conforming in that it is located on a paper street with no street frontage, Minimum Lot Area 1 ac. Required; 0.739 ac. Existing, Minimum Lot Width 150 feet Required; 72 feet Existing and Interior Lot Shape 100 feet Required; 22 feet Existing. Based on the Board's review and discussion relative to this application at the February 18, 2013 meeting the applicant submitted revised Architectural plan by Michael James Monroe, A.I.A, 7 sheets, dated 01/28/14, last revised 02/24/14 and Plot plan by Stuart Challoner, PE, 1 sheet, dated 01/28/14, last revised 03/06/14. Revised plan reduces the size of the residence, detached garage reoriented and reduce to a one-car (1) garage, and the reductions eliminated the lot and building non-conformities. New construction will create non-conformities in Side Setback Required one side 27 feet and total sides of 54 feet / Proposed one side 18.76 feet and total of 38.29 feet, Accessory Structure (Pool) rear setback 25 feet Required; 15.46 feet Proposed and detached accessory building located in a front yard.

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3.

The application of **Roger & Nicole McLaughlin**, 42 Blackpoint Horseshoe (Corner Navesink Avenue) Blackpoint Horseshoe (Primary Front) and Navesink Avenue (Secondary Front) / Block 78, Lot 8, R-2 Zone) to construct a new open covered front porch at the existing premises. The property is currently non-conforming in Primary Lot Width and Frontage (Blackpoint Horseshoe) Required 200 feet / Existing 150.5 feet, Corner Lot Shape Required 100 feet / Existing 70 feet, garage doors shall be oriented so as not to be visible from street frontage, two (2) driveway curb cuts permitted / three (3) driveway curb cuts existing and maximum permitted driveway width is 15 feet, within the required front setback; existing driveway width 53 feet, at widest point. The residence is currently non-conforming in Primary Front Setback Required 75 feet (Blackpoint Horseshoe); 71 feet Existing, Secondary Front Setback Required 55 feet (Navesink Avenue); 50.40 feet Existing and Side Setback 25 feet Required; 21.62 Existing. New construction will increase non-conformity in Primary Front Setback 75 feet Required (Blackpoint Horseshoe); 71 feet Existing; 70.09 feet Proposed.

4. The application of **Dennis and Marshall Lynch**, 8 Navesink Avenue (Block72, Lot 31, R-2 Zone) to raze the existing residence and associated buildings and structures, retaining the existing carriage house. Construct a new single-family residence and cabana, reduce the size and height of the existing carriage house and install a new in-ground pool at the existing premises. The property is currently non-conforming in Minimum Lot Width (Navesink Avenue) 150 feet Required / 81.46 feet Existing, Interior Lot Shape 100 feet Required; 32.33 feet Existing and having multiple residences principal building and secondary residential accessory building (Carriage House), which is not a permitted use. In addition, the existing carriage house height of 25.19 feet exceeds the permitted 24 foot accessory building height and accessory buildings may not have useable floor area greater than one-half (1/2) of the ground floor area. The second floor area of 1,381.75.59 sf. exceeds 50% of the ground floor area of 1,375.29 sf. The new construction will reduce the size and height of the carriage house eliminating the height non-conformity and continues non-conformity in accessory buildings may not have useable floor area greater than one-half (1/2)of the ground floor area. The second floor area of 1,161.59 sf. exceeds 50% of the ground floor area of 766.9 sf. and will create non-conformities in Maximum Permitted Lot Coverage 17,777 sf. Permitted; 22,085.38 sf. Proposed, Building Coverage 6,455 sf. Permitted; 8,509.02 sf. Proposed and having an accessory building (carriage house) on the property without principal building.

5. Executive Session (If Necessary).

ADMINISTRATIVE:

Approval of February 18, 2013 Minutes

Approval of March 18, 2014 Resolution:

Gerald & Nancy Tighe, 7 Oyster Bay Drive (Block 129, Lot 3, R-1 Zone)

Mrs. Patricia Murphy
State Shorthand Reporting Service

