

BOROUGH OF RUMSON

80 East River Road
Rumson, NJ 07760
732-842-5267

ZONING PERMIT

Date: 12/19/18

Check # _____

TYPE OF APPLICATION

- ☐ New dwelling
- ☐ Residential addition
- ☐ Accessory building
- ☐ Interior remodeling
- ☐ Fence*
- ☐ Air Conditioner***

- ☐ New commercial
- ☐ Commercial addition
- ☐ Commercial interior
- ☐ Sign
- ☐ Driveway/Walkway/Patio
- ☐ Commencement or change of use of a property/structure

- ☐ Demolition
- ☐ Deck
- ☐ Porch
- ☐ Garage
- ☐ Shed
- ☐ Pool**
- ☐ Other

- ☐ Generator***

With this application you are required to submit one (1) copy of a current survey/plot plan/site plan and one (1) set of architectural plans. Surveys must show the existing conditions and exact location of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys *must* be prepared by a land surveyor (signed/sealed). Architectural plans must show Zoning data existing and proposed setbacks (Schedule 5-1), Building Height (Schedule 5-2), Lot Coverage and Building Coverage (Schedule 5-4) and Floor Area (Schedule 5-3).
Permit review fee: \$ 25.00. Additions and New Construction \$50.00. Checks shall be made payable to: Borough of Rumson.

If any of the requested information is submitted incomplete, the application shall be returned unprocessed.

* Indicate location, height, and type of fence on survey/plot plan.

** Pools require a fence. Please indicate type, height, and area of fence and location of filter/heater.

*** Air Conditioner Units: Please indicate proposed location & provide specifications which show the height.

Generators: Please indicate proposed location & provide specifications which show that the unit has a Critical Muffler & Sound Attenuation Enclosure.

(Please Print Clearly)

1. Location of property for which Zoning Permit is desired:

Street Address: 71 BUENA VISTA AVENUE Block: 115 Lot: 30 Zone: R-1

2. Applicants Name: MONA LISA RUMEL Tel. No. [REDACTED]

Applicants Address: 71 BUENA VISTA AVE, RUMSON NJ 07760

- Property Owners Name: MONA LISA RUMEL Tel. No. _____ Fax No. _____

Property Owners Address: 71 BUENA VISTA AVE RUMSON NJ 07760

- Description of Work

RENOVATING EXISTING HOME
AND ADDING AN ADDITIONAL
1867 sq ft to HOME
BUT ONLY ADDING 376 TO FOOTPRINT

5. Has the above premises been the subject of any prior application to the Planning Board/ Zoning Board of Adjustment?

Yes ☐ No ☒ If yes, state date: _____

Board: _____ Resolution # (if any): _____ (Submit a copy of the Resolution)

Applicant certifies that all statements and information made and provided as part of this application are true to the best of his/her knowledge, information and belief. Applicant further states that all pertinent municipal ordinances, and all conditions, regulations and requirements of site plan approval, variances and other permits granted with respect to said property, shall be complied with. All Zoning Permits will be granted or denied within ten (10) business days from the date of complete application.

Signature of Applicant

Date

Print Applicant's Name

Signature of Owner (if different than applicant)

Date

Print Owner's Name (if different than applicant)

FOR OFFICE USE

Fee date: _____ Check#: _____ Cash: _____

Received by: _____ Receipt#: _____

Approved ☒ Denied ☐

COMMENTS:

Appeals of the Zoning Officer's determination must be filed within 20 days of the date of issuance to the Planning/Zoning Board as provided by the New Jersey Municipal Land Use Law. This limitation is not imposed if the applicant is seeking a variance, site plan, or subdivisions. The Board reserves the right to deem additional information and/or variances required. Approved zoning permits are valid for one (1) year, and may be extended by action of the Zoning Board.

Frederick J. Andre, Zoning Officer

Date

	R-5
	5B
REHAB SUBCODE)	ALTERATION / ADDITION
	X
	2 1/2
	±36 FT
	2,052 SF
NOTAGE	1,524 SF
FOOTAGE	1,284 SF
RE FOOTAGE	2,808 SF
NOTAGE	250 SF
	512 SF
FOOTAGE	1,894 SF
RE FOOTAGE	2,052 SF
ARE FOOTAGE	729 SF
	4,675 SF
SQUARE FOOTAGE	427 SF
TAGE	470 SF
BLE SPACES & PORCHES	23,822 CF
ABLE SPACES & PORCHES	47,261 CF

CODES
SUBCODE (NJAC 5:23-3.21)
AL CODE - NEW JERSEY EDITION
BING CODE
NEPA 70)
NSERVATION CODE
AL CODE
CODE
5:23-6)

REQUIREMENTS	LIVE LOAD	DEAD LOAD
ROOMS	40 psf	15 psf
	30 psf	15 psf
	20 psf	12 psf
FIXED STAIRS	30 psf	12 psf
	20 psf	10 psf
	40 psf	15 psf
	60 psf	15 psf
	200 lb concentrated load	
	50 psf	
ph (Figure R301.2(4)A)	30 psf of pressure	
(Figure R301.2.1.3)	19 psf of pressure	
	II	
	"C"	

CRITERIA	ALLOWABLE DEFLECTION
1 IRC	
MEMBER	LENGTH / 180
FTER THAN 3:12 w/ FINISHED	
AFTERS	
ONS	HEIGHT / 180
	LENGTH / 360
5 (PLASTER, STUCCO, ETC.)	LENGTH / 360
5 (GYPSUM BOARD, ETC.)	LENGTH / 240
	LENGTH / 240

R-1 ZONE (SINGLE FAMILY RESIDENTIAL ZONE DISTRICT)			
REQUIREMENT	REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT AREA	1.5 AC / 65,340 SF	1.675 AC / 72,979 SF	N/C
MINIMUM LOT WIDTH / FRONTAGE	200 FT	200 FT	N/C
MIN. LOT DIAMETER	115 FT	119 FT	N/C
MAX. LOT COVERAGE	12,774 SF	5,447 SF	5,946 SF
MAX. BUILDING COVERAGE	4,945 SF	2,259 SF	2,686 SF
MAX. HABITABLE FLOOR AREA	8,097 SF	2,808 SF	4,675 SF
MAX. BLDG. STORIES	2 1/2 STORIES	2 STORIES	2 1/2 STORIES
MAX. BLDG. HT. - GABLE (RIDGE / EAVES)	40 FT / 32 FT	±24 FT / ±16 FT	36 FT / 22 F
MIN. HABITABLE GROUND FLOOR (2 ST.)	1,400 SF	1,524 SF	1,894 SF
MIN. FRONT YARD SETBACK	100 FT	103'-5" 103.42	-
MIN. SIDE YARD SETBACK / COMBINED	40 FT / 80 FT	54'-3" 138.67	-
MIN. REAR YARD SETBACK	50 FT	215'-2"	-
ACCESSORY BLDG. STORIES / HEIGHT	1 1/2 STORIES / 24 FT	±10 FT	N/C
ACCESSORY BLDG. SIDE YARD SETBACK	15 FT	18'-4" 18.33	N/C
ACCESSORY BLDG. REAR YARD SETBACK	15 FT	184'-6" 184.5	N/C

ZONING CALCULATIONS

LOT COVERAGE	
ALLOWABLE	5,000 SF
0 - 5,000 SF	x0.475
5,000 - 10,000 SF	x0.319
10,000 -70,000 SF	x0.1915
	12,774 SF
EXISTING	2,161 SF
BUILDING FOOTPRINT	98 SF
FRONT PORCH	3,062 SF
DRIVEWAY	293 SF
FRONT WALKWAY	110 SF
REAR WALKWAY	0 SF
REAR PATIO	28 SF
UTILITIES	98 SF
SHED	
TOTAL EXISTING LOT COVERAGE	5,447 SF
PROPOSED	2,537 SF
BUILDING FOOTPRINT	149 SF
FRONT PORCH	3,062 SF
DRIVEWAY	329 SF
FRONT WALKWAY	110 SF
REAR WALKWAY	72 SF
REAR PATIO	28 SF
UTILITIES	98 SF
SHED	
TOTAL PROPOSED LOT COVERAGE	5,946 SF
BUILDING COVERAGE	
ALLOWABLE	5,000 SF
0 - 5,000 SF	x0.233
5,000 - 10,000 SF	x0.186
10,000 -70,000 SF	x0.062
	4,945 SF
EXISTING	2,161 SF
BUILDING FOOTPRINT	98 SF
FRONT PORCH	
TOTAL EXISTING BUILDING COVERAGE	2,259 SF
PROPOSED	2,537 SF
BUILDING FOOTPRINT	149 SF
FRONT PORCH	
TOTAL PROPOSED BUILDING COVERAGE	2,686 SF
HABITABLE FLOOR AREA	
ALLOWABLE	5,000 SF
0 - 5,000 SF	x0.4
5,000 - 10,000 SF	x0.3
10,000 -70,000 SF	x0.1
	8,097 SF
EXISTING	1,524 SF
1st FLOOR	1,284 SF
2nd FLOOR	
TOTAL EXISTING FLOOR AREA	2,808 SF
PROPOSED	1,894 SF
1st FLOOR	2,052 SF
2nd FLOOR	729 SF
FINISHED ATTIC	
TOTAL PROPOSED FLOOR AREA	4,675 SF

NOTE: AS PER ENVIRONMENTAL ENGINEERING REPORT, THERE ARE APPROXIMATELY 17,000 SF OF USABLE LOT AREA = 72,979 SF - 17,000 SF = 55,979 SF

