



Mr. Joseph Kim, Ms. Sandy Yeum
65 Garfield Avenue
Madison, NJ 07940

September 10, 2020

**Re: Removal of Existing Paver Patio and Walkway,
Proposed Paver Patio w/Seat Wall, Lower Level Deck, Concrete Pad
for Hot Tub/Spa, Expansion of Existing (Upper Level) Deck,**

65 Garfield Avenue – Block 4502 – Lot 9 – Zone R-3 – ZPA # 20-294

Mr. Kim, Ms. Yeum

I have reviewed your application for a Zoning Permit, having reviewed the following document.

- A plan titled “Proposed Deck & Patio Renovations Yeum Residence – 65 Garfield Ave. Madison, NJ 07940 Zone: R-1, - Block: 4502, Lot 9” prepared by Sponzilli Landscape Group, dated September 8, 2020 “Submitted for Zoning Approval”, having no revisions.
- **Your request is hereby denied based upon the following.**

	<u>Required Permitted</u>	<u>Existing</u>	<u>Proposed</u>	<u>Code Sec.</u>
Max. Impervious Lot Coverage	20.0% (3,430 s.f.)	27.9% (4,799 s.f.)	28.0% (4,805 s.f.)	195-29.3

You have the right to appeal this denial to the Zoning Board of Adjustment. The application, instructions and checklist are available on the Borough Web Site at www.Rosenet.org/gov. Should you have any concerns please feel free to call me at 973-593-3065.

Sincerely,

Daniel C. Buckelew, Sr.
Deputy Zoning Officer

c.c. F.B.
4502-9D-2020dcb