



Mr. Allen Rooney  
67 Greenwood Avenue  
Madison, NJ 07940

January 13, 2020

**Re: Proposed; Rear 1 Story Addition w/Deck and Chair Lift, Generator, A.C. Unit,  
Drywell, Portion of Existing Driveway To Be Removed  
67 Greenwood Avenue – Block 1901 – Lot 2 – Zone R-3 – ZPA # 20-003**

Mr. Rooney,

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

- Site and Architectural Plans titled “Single Family Residence – Addition & Alteration, Allen & Mary Rooney, Owner 67 Greenwood Avenue, Madison, NJ” (2 Dwgs), prepared by Asral Architect, dated December 30, 2019, last revised January 10, 2020 “Zoning Review – Dry Well”.
- **Your request is hereby denied based upon the following.**

	<u>Required Permitted</u>	<u>Existing</u>	<u>Proposed</u>	<u>Code Sec.</u>
<b>Min. Rear Yard Setback</b>	<b>40.0'</b>	<b>52.83'</b>	<b>35.83'</b>	<b>195-29.3</b>
<b>Max. Principal Building Coverage</b>	<b>15.0% (835 s.f.)</b>	<b>12.28% (684 s.f.)</b>	<b>18.12% (1,009 s.f.)</b>	<b>195-29.3</b>
<b>Max. Impervious Lot Coverage</b>	<b>30.0% (1,671 s.f.)</b>	<b>51.46% (2,866 s.f.)</b>	<b>53.24% (2,965 s.f.)</b>	<b>195-29.3</b>

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](http://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.  
1901-2D-2020dcb