

R E S O L U T I O N

WHEREAS, JOHN AND JANE BROWN have applied to the Zoning Board of Adjustment of the Borough of Madison for a Variance under Section 195-7c(4) of the Zoning Ordinance with respect to rear yard setback to permit an addition to the rear of the dwelling on premises located at One Fairwood Road and designated on the Tax Map of the Borough as Lot 24 in Block 208, located in an R-3 Zone; and

WHEREAS, the Zoning Board of Adjustment has conducted a public hearing on the application at a regular meeting of the Board held on the 15th of August 1988, at the Borough Hall of the Borough of Madison of which meeting public notice and notice by the applicant has been given as required by law, and

WHEREAS, THE Zoning Board of Adjustment after hearing and considering the testimony and the exhibits presented at the hearing has made the following findings of fact:

1. Applicants own and have resided at the Property for the last three and a half years.
2. Applicants and their two children, ages 5 and 2 reside at premises.
3. Part of the current house is set back 39 feet from the rear yard line.
4. The proposed addition will be 18 feet 4 inches deep by 15 wide.
5. The new addition will be 4 feet 4 inches

past the rear of the existing kitchen and will leave a rear yard of 33 feet 8 inches.

6. The applicants wish to add the addition to create an eating area and play area.

7. The house has a living room, dining room, bath, study and kitchen on the first floor.

8. The rear yard setback requirement is 40 feet.

9. The house is a nice older home that had been moved from the Twombly Estate at one time and the applicants do not wish to add to the side because they want to preserve the architectural integrity of the house.

10. The rear addition exterior trim will match as nearly as possible to the existing trim.

11. The rear yard line that the addition will face contains a high hedge of Rhododendrons.

NOW, THEREFORE, BE IT RESOLVED, that the application of JOHN AND JANE BROWN for a Variance, herein described, be and the same is hereby GRANTED for the following reasons:

1. The encroachment is minimal and the dwelling is unique.

2. The architectural integrity of this older home will be better preserved by adding to the rear.

3. This Variance is granted on condition that the exterior trim of the addition match as best as possible to the existing house .

4. The Variance is granted for a 33 foot 8 inch

rear yard setback.

5. The addition shall be built in accordance with plans submitted and marked as App-1.

6. The Variance will not be substantially detrimental to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

Adopted and Approved August 15, 1988

Madison Zoning Board of Adjustment