



Mr. Paul Mantone Jr.

March 24, 2020

~~31 Green Hill Road~~ 47 BRITAIN ST.
Madison, NJ 07940

Re: Proposed; 1 ½ Story Garage Addition, Asphalt Driveway, Front Yard Sidewalk, Drywell
Removals; Existing Attached 1 Car Garage w/ Connecting Breezeway, Left Side Yard Shed, Rear (Roofed) Porch, Portion of Existing Driveway, Front Yard Slate & Concrete Walkway

113 Central Avenue – Block 1004 – Lot 1 – Zone R-3 – ZPA # 20-023

Mr. Mantone,

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

● A Plan titled “Proposed Addition for the: Mantone Residence, 113 Central Avenue, Lot 1, Block: 1004, Borough of Madison, County of Morris, NJ” prepared by Arthur Demarest, RA Architects, L.L.C., dated March 14, 2020, 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>
Min. Rear Yard Setback	40.0'	32.0'	34.07'	195-29.3
Max. Principal Building Coverage	15.0% (1,661 s.f.)	15.2% (1,683 s.f.)	18.8% (2,080 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.
1004-1D-2020deb