

April 7, 2020

Application Checklist A - Item 15. Statement of Reasons for the Application

Frances Boardman, Board of Adjustment Secretary
Borough of Madison
50 Kings Road
Madison, NJ 07940

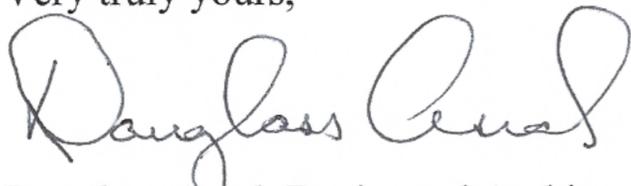
RE: Proposed Addition at the Alcorn Residence
BLOCK: 3301, LOT: 19
Steven Alcorn (Owner)
3 Nordling Lane
Madison, NJ 07940

To accommodate aging parents, an addition at the first floor requiring the fewest number of stairs for access is proposed.

The hardships that the site imposes comes from the angled orientation of the existing house and a triangular portion of the addition will encroach into the required 22.2 feet setback by 10.2 feet. The proposed side yard setback will be set at 12 feet from the left side yard, still leaving a minimum of 32.2 feet between the subject property and the neighboring house. As for the increase in Impervious Coverage, a drywell is proposed to be installed with a capacity to mitigate the area surface runoff in excess of the maximum impervious coverage area allowed.

We hope that the board will find the proposed construction and its design will make this application worthy of being granted the requested variances.

Very truly yours,



Douglass Asral, Registered Architect
NJ AI15169