



Mr. & Mrs. Mara  
60 Keep Street  
Madison, NJ 07940

July 16, 2020

**Re: Proposed; 1 Story Rear Addition, Expansion of a Nonconforming Use  
Removal of Existing Impervious Lot Coverage  
60 Keep Street – Block 3802 – Lot 25 – Zone R-2 – ZPA # 20-296**

Mr. & Mrs. Mara,

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

- A Survey titled “Survey of Property Tax Lot 25 – Block 3802 – 60 Keep Street, Borough of Madison, Morris County – New Jersey”, prepared by Lakeland Surveying, dated May 29, 2020, having no revisions.
- A set of drawings (2 Dwgs.) titled “Mara Residence Tax Lot 25 – Block 3802 - 60 Keep Street, Borough of Madison, Morris County, New Jersey”, dated July 16, 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>
Expansion of a Nonconforming Use	Single Family	Two Family	Two Family	195-36.C.(2)
Min. Rear Yard Setback	50.0'	33.1'	33.3'	195-29.3
Max. Principal Building Coverage	12.5% (886.1 s.f.)	14.28% (1,012.2 s.f.)	15.8% (1,120.0 s.f.)	195-29.3
Max. Impervious Lot Coverage	25.0% (1,772.2 s.f.)	40.75% (2,888.69 s.f.)	36.99% (2,622.2 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](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.  
3802-25D-2020dcb