



Mr. Brian Snider  
32 Pine Avenue  
Madison, NJ 07940

March 5, 2020

**Proposed: Rear Brick Paver Patio w/Seat Wall & Stairs, Retaining Wall w/Steps  
Removal of Existing Deck, Patio and Portion of Existing Driveway  
32 Pine Avenue – Block 310 – Lot 20 – Zone R-3 – ZPA# 20-064**

Mr. Snider,

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

- A Site Plan titled “Deck/Patio/Retaining Walls, 32 Pine Ave. Madison, NJ 07940” prepared by Colonna Consulting Construction and Engineering, dated February 11, 2020, having no revisions.
- A Survey titled “Survey of Lands In: Borough of Madison, Morris County, New Jersey. Tax Lot 20 In Block 310” prepared by Eric P. Silvestro P.L.S., dated April 21, 2010, 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>
Max. Impervious Lot Coverage	30.0% (2,925 s.f.)	44.3% (4,321 s.f.)	43.8% (4,269 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.  
310-20D-2020dcb