



Borough of Madison  
Hartley Dodge Memorial  
50 Kings Road  
Madison, NJ 07940

Mr. & Mrs. Ferrie  
30 Knollwood Avenue  
Madison, N.J. 07940

December 28, 2022

**Re: Proposed; 2 Story Addition, (2) 1 Story Additions, Rear Masonry Paver Patio,  
Relocation of Existing A.C. Unit, Storm Water Management/Dry Well,  
Tree Protection  
30 Knollwood Avenue – Block 905 – Lot 17 – Zone R-3 – ZPA # 22-709**

Mr. & Mrs. Ferrie,


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

- A Survey (1 dwg.) titled "Survey of Property, Lot 17, Block 905, Borough of Madison, County of Morris, New Jersey" prepared by Morgan Engineering & Surveying, dated May 20, 2019, having no revisions.
- A set of Site and Architectural drawings (7 dwgs.) titled "Ferrie Residence, 30 Knollwood Avenue, Madison, New Jersey 07940" prepared by Hofmann Design Build, dated December 22, 2022, last revised December 19, 2022, "Revisions".
- **Your request is hereby denied based upon the following;**

	<u>Required Permitted</u>	<u>Existing</u>	<u>Proposed</u>	<u>Code Sec.</u>
<b>Max. Principal Building Coverage</b>	<b>15.0%</b> <b>(937.5 s.f.)</b>	<b>14.9%</b> <b>(934.0 s.f.)</b>	<b>22.6%</b> <b>(1,413.0 s.f.)</b>	<b>195-29.3</b>
<b>Max. Impervious Lot Coverage</b>	<b>30.0%</b> <b>(1,905.0 s.f.)</b>	<b>25.1%</b> <b>(1,568 s.f.)</b>	<b>35.9%</b> <b>(2,246.0 s.f.)</b>	<b>195-29.3</b>

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.  
905-17D-2022dcb