



JANET B. SIEGEL  
ARCHITECTURE

Zoning Board of Adjustment  
Borough of Madison  
50 Kings Road  
Madison, NJ 07940

RE: Application of Alyson and Bill O'Connell, Madison

To the Zoning Board of Adjustment:

Our clients Alyson and Bill would like the Board of Adjustment to review their request to construct a new bedroom above their existing garage. We are asking that the board consider granting the variances for the following reasons:

1. The current property is slightly undersized and has an unusual shape on a cul-de-sac street front which limits the overall building envelope.
2. The front facing garage is currently set 11.5 feet into the front yard setback which is consistent with the other homes along the cul-de-sac.
3. The 86 SF increase in building coverage allows the garage to recapture the depth needed for two cars to park easily and allow safer loading and unloading in contrast to the steep angle of the driveway.
4. The rear yard and partial side yards will remain well buffered with a full height stockade fence set on a berm, which gives additional privacy.
5. An overhang at the front door and double garage doors will enhance the curb appeal and provide protection from the elements.
6. The proposed addition at the rear will extend only 3.2 feet past the line of the existing screen porch.
7. The proposed height of the new bedroom is lower than the main roofline of the existing house.
8. The proposed overall impervious coverage is only increasing by 20 SF and will not require a variance.

Based on the points listed above, we feel that the applicant is demonstrating, in good faith, that the proposed design/improvements are reasonable in scope/scale, in good standing with the other neighboring properties and will not impede the intent and purpose of Madison's Master Plan and Land Development Ordinance, if granted.

Thank you for your consideration,

Janet B. Siegel, AIA

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