



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

Mr. & Mrs. O'Connell
28 Stafford Drive
Madison, N.J. 07940

February 10, 2023

**Re: Proposed; (1) 2nd Story Addition, (1) 2 Story, (1) One Story Addition,
Rear Platform w/Stairs, Front Portico, Roof Overhang w/Dormer, Dumpster
28 Stafford Drive – Block 3001 – Lot 39 – Zone R-2 – ZPA # 23-042**

Mr. & Mrs. O'Connell,

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

- A set of Site and Architectural drawings (8 dwgs.) titled "Addition and Alterations for Allison & Bill O'Connell, 28 Stafford Drive, Madison, NJ 07940" prepared by Janet Siegel Architect AIA, NCARB, last dated and revised February 2, 2023.

- **Your request is hereby denied based upon the following;**

	<u>Required Permitted</u>	<u>Existing</u>	<u>Proposed</u>	<u>Code Sec.</u>
Min. Front Yard Setback	40.0'	28.6'	26.1' Cover Roof 28.2' Dormer Roof 31.6' Portico Roof	195-29.3
Min. Rear Yard setback	50.0'	25.2'	21.0' Platform/Steps 34.8' 2 Sty. Addition	195-29.3
Max. Principal Building Coverage	12.5% (1,617 s.f.)	14.5% (1,872 s.f.)	15.1% (1,958 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. 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.
3001-39D-2023dcb