



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

Mr. & Mrs. Forte
7 Academy Road
Madison, N.J. 07940

February 21, 2023

**Re: Proposed; 1 Story Rear Addition w/Full Basement, Basement Hatch Door,
Storm Water Management Drywell, Dumpster
7 Academy Road – Block 3001 – Lot 53 – Zone R-3 – ZPA # 23-054**

Mr. & Mrs. Forte,


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

- A set of Site and Architectural drawings (5 dwgs.) titled "Forte Residence – Addition & Alterations Lot: 53, Block: 3001 – 7 Academy Road, Madison, NJ 08940" prepared by Jerry Anthony Bruno, Jr. AIA, last dated February 16, 2023 "Issued for Zoning Bd. of Adjustment".
- A Survey (1 dwg.) titled "Map of Property situated in Borough of Madison, Morris County, New Jersey Tax Block 3001, Lot 53" prepared by Benjamin and Wizorek, Inc., dated July 24, 2012, having no revisions.
- A Madison Borough Zoning Board of Adjustment Resolution titled "John & Mary Beth Forte – Application No. Z-17-005 – Adopted May 11, 2017" which granted a "Nonconforming Impervious Lot Coverage Ratio of 46.05%, contrary to the 30% maximum in Schedule 1".

• Your request is hereby denied based upon the following;

	<u>Required Permitted</u>	<u>Existing</u>	<u>Proposed</u>	<u>Code Sec.</u>
Min. Side Yard Setback (R.)	12.0'	5.6'	5.97'	195-29.3
Min. Rear Yard setback	40.0'	43.94'	23.03'	195-29.3
Max. Principal Building Coverage	15.0% (1,214.1 s.f.)	18.12% (1,467 s.f.)	22.96% (1,859 s.f.)	195-29.3
Max. Impervious Lot Coverage	30.0% (2,428.2 s.f.)	46.37% (3,753.8 s.f.)	51.62% (4,178.8 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.
3001-53D-2023dcb