

February 25, 2020

Application Checklist A - Item 15. Statement of Reasons for the Application

Frances Boardman, Board of Adjustment Secretary
Borough of Madison
50 Kings Road
Madison, NJ 07940

RE: Proposed Addition at the Rooney Residence

BLOCK: 1901, LOT: 2

Allen J. Rooney (Owner)
67 Greenwood Avenue
Mendham, NJ 07945

The existing residence has had only one bathroom located on the second floor since it was originally constructed almost one hundred years ago. The Owner, Allen Rooney who is retired and has limited mobility would like to continue residing at 67 Greenwood Avenue with a degree of comfort most take for granted. The proposed addition of a Bedroom and Bathroom at the First Floor Level would improve not only Mr. Rooney's situation, but would also be appreciated by future residents in the years to come. It should also be noted that the proposed addition would bring the total habitable floor area up to 1,660 square feet, which is modest by current standards.

The hardships that the site imposes comes mostly from a property that is 59% of the minimum required. In spite of this, the proposed addition which would be hard to notice from the street can be constructed with minimal detriment to the neighborhood. The proposed setback at the rear yard is 35.83 feet where 40 feet is required. The 1,294 square feet of excess lot coverage is proposed to be mitigated by a dry well that can accommodate 1,422 square feet of runoff.

We hope that the board will find the proposed construction and its design will make this application worthy of being granted the requested variances.

Very truly yours,

Douglass Asral, Registered Architect
NJ AI15169