



Mr. Martin Bengtsson  
& Mrs. Karin Lindgren  
9 Barnsdale Road  
Madison, NJ 07940

February 20, 2020

**Proposed Improvements**

**Removals: Existing Rear Deck and Steps  
Existing Driveway Retaining Walls and Steps**  
**Proposed: Construction of Side/Basement Loading Garage w/Deck with Outdoor  
Kitchen Above  
Expansion of Existing Driveway w/Retaining Walls and Stairs  
9 Barnsdale Road – Block 4803 – Lot 10 – Zone R-2 – ZPA # 20-033**

Martin & Karin,

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

- Site & Architectural Plans (5 dwgs) titled “Proposed Addition and Renovation to: The Bengtsson Residence, 9 Barnsdale Road, Madison, New Jersey” prepared by AHM Architects LLC, dated January 22, 2020, last revised January 30, 2020 “For Zoning Officials Comments”.
- **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>12.5% (1,975 s.f.)</b>	<b>13.38% (2,114 s.f.)</b>	<b>15.87% (2,507 s.f.)</b>	<b>195-29.3</b>
<b>Max. Impervious Lot Coverage</b>	<b>25.0% (3,950 s.f.)</b>	<b>23.4% (3,698 s.f.)</b>	<b>28.35% (4,480 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.  
4803-10D-2020dcb