



Midland Park Borough
 MARK S. BERNINGER
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Application Date: 2/15/2024
 Application Number: ZA-24-015
 Permit Number: _____
 Project Number: _____
 Fee: \$50

Denial of Application

Date: 2/15/2024

To: LEZOTT, ADAM & YOZENAS, LISA
 219 SPRUCE ST
 MIDLAND PARK, NJ 07432

CC: APP TELE:(973) 953-6233
 APP EMAIL:LYOZENAS@GMAIL.COM

RE: 219 SPRUCE ST
 BLOCK: 10.20 LOT: 4 QUAL: ZONE: R-1

DEAR LEZOTT, ADAM & YOZENAS, LISA,

APPLICANT SEEKS TO ADD A LEVEL TO THE EXISITNG RESIDENCE WHICH, IF CONSTRUCTED WILL REQUIRE THREE VARIANCES

#1. 34-4.5 b. FRONT YARD: 25' IS REQUIRED, 23' IS PROPOSED. A VARIANCE FOR 2' IS REQUESTED.

#2. 34-4.5. d. SIDE YARD: FRONT OF HOME. 9.5' IS REQUIRED, 6.2' IS PROPOSED. A VARIANCE FOR 3.3' IS REQUESTED.

#3. 34-4.5.d SIDE YARD: REAR OF HOME: 10' IS REQUIRED, 5.6' IS PROPOSED. A VARIANCE FOR 4.4' IS REQUESTED.

The following comments were made during the denial process:

THE TWO SIDE YARD VARIANCES ARE DIFFERENT DUE TO THE FACT THAT THE SIDE YARDS ARE DETERMINED BY THE WIDTH OF LOT AT THE LOCATION WHERE THE WORK IS PROPOSED TO BE PERFORMED.

THIS CODE SECTION, (34-14.2.b.) "EXISTING PLATTED LOTS" ALLOWS THE SETBACK TO BE DECREASED BY PERCENTAGE THAT THE LOT WIDTH BEARS TO THE 12' SETBACK.

ALSO, PLEASE INCLUDE THE 1' OVERHANGS INTO THIS APPLICATION.

Sincerely,



 Mark Berninger, Zoning Official