



Berkeley Heights Township
 ZONING
 29 PARK AVE
 BERKELEY HEIGHTS, NJ 07922
 908-464-2700, 2115
 TBOCKO@BHTWP.COM

Application Date: 5/27/2022
 Application Number: ZA-22-266
 Permit Number: _____
 Project Number: _____
 Fee: \$0

Denial of Application

Date: 5/27/2022

To: GRA ARCHITECTS
 310 SPRINGFIELD AVE.
 BERKELEY HEIGHTS, NJ 07922

CC: APP TELE:(908) 464-0106
 APP EMAIL:J.RAMENTOL@GRAARCHITECTS.COM

RE: 116 WASHINGTON ST
 BLOCK: 105 LOT: 15 QUAL: ZONE:

DEAR GRA ARCHITECTS,

The applicant is proposing four (4) separate additions to this single family dwelling to consist of; a front foyer & portico; a garage extension with enlarged master bedroom above; 2nd floor master bedroom extension to the northeast rear of the house and two story addition to the northwest rear of house; relocated front sidewalk.

Section 6.1.1B Schedule of General Regulations of the Municipal Land Use Procedures Ordinance allows for 20% building coverage in the R-10 zone, where nonconforming 22.68% is existing and 26.25% is proposed. Other coverage allowed is 10% of the lot area, where nonconforming 12.27% is existing and 14.48% is proposed. Total lot coverage allowed is 30%, where nonconforming 34.95% is existing and 40.73% is proposed.

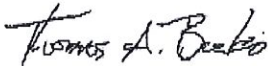
Principal front yard setback required is 30', where nonconforming 25.39' is existing to the existing front portico and 20.43' is proposed to the new portico attached to the new foyer.

Note:

1. The property owner obtained a variance, Case No. 22-17, to add an enclosed sun porch to the rear of the house, where non-conforming issues were addressed. The coverage numbers in that resolution do not match the current coverage numbers.
2. You have a right to appeal this determination to the Berkeley Heights Zoning Board of Adjustment. Please call Connie Valenti at 908-464-2700, ext., 2124.

FEMA Flood Zone Determination - Panel 016F Zone X

Sincerely,


 Thomas A. Bocko - Zoning Officer