



LETTER OF NONCOMPLIANCE

Sent Via Email

October 21, 2020

Mike McElroy
168 Concord Drive
River Edge, NJ 07661

Re: Application for Zoning Officer Review
Proposed Building Addition – 168 Concord Drive, Block 605 Lot 12

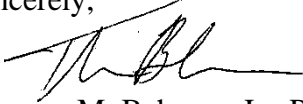
Dear Mr. McElroy,

Your request for zoning approval to develop a front porch addition to the existing dwelling at the above-referenced property in River Edge, New Jersey is in violation of the following sections of the Borough Ordinance:

1. §416-13 Yard Regulations and §416b Schedule of Zoning District Area, Bulk and Yard Requirements, Minimum Front Yard Setback. The R-1 Zone wherein the property is located requires a minimum front yard setback of 30 feet where the existing dwelling has a front yard setback of 30.7 feet and the proposed porch has a nonconforming front yard setback of 24.7 feet. Variance relief is required.
2. §416-14 Maximum Lot Coverage and §416b Schedule of Zoning District Area, Bulk and Yard Requirements, Maximum Lot Coverage. The R-1 Zone wherein the subject property is located permits a maximum lot coverage of 25% where the existing lot coverage is 24.7% and the proposed lot coverage is 26.2%. Variance relief is required.
3. §416-15 Maximum Improved Lot Coverage and §416b Schedule of Zoning District Area, Bulk and Yard Requirements, Maximum Improved Lot Coverage. The R-1 Zone wherein the property is located permits a maximum improved lot coverage of 35% where the existing improved lot coverage is 35.64% and the proposed lot coverage is approximately 36.39%. Variance relief is required.

Should you believe that your proposal is in compliance with the Borough Ordinance, you may appeal this decision to the River Edge Land Use Board. Alternatively, if you wish to seek variance relief from the Ordinance requirements, you may submit an application to the River Edge Land Use Board. You have the right to appeal this decision and ask for alternative relief in the form of a variance at the same time. If you wish to appeal and/or apply for a variance, please contact the Borough Land Use Clerk at 201-599-6306.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Behrens', with a stylized flourish extending from the end.

Thomas M. Behrens, Jr., P.P., AICP
Zoning Officer