

(FILE ORIGINAL AND 11 COPIES)
(D Variance file Original and 12 copies)

**TOWNSHIP OF MORRIS
BOARD OF ADJUSTMENT**
APPLICATION FOR HEARING



EXPERT TESTIMONY PROPOSED

- PLANNER
- ENGINEER
- TRAFFIC CONSULTANT
- REAL ESTATE AGENT
- OTHER (Please specify) ARCHITECT

APPLICANT NAME [REDACTED]
 PROPERTY IN QUESTION ADDRESS 286 MENDHAM ROAD
 BLOCK (S) 4501 LOT (S) 4.01 ZONE OS60/R130
 PHONE # [REDACTED] FAX # [REDACTED] EMAIL [REDACTED]

1. An application is hereby made for hearing and action by the Board of Adjustment pursuant to:

- R.S. - 40:55D-70 (a) Appeals from the determination of an Administrative Officer.
- R.S. - 40:55D-70 (b) Interpretation of the Zoning Map or Special Question.
- R.S. - 40:55D-70 (c) Bulk, Area & Yard Variance
- R.S. - 40:55D-70 (d) Use Variance
- R.S. - 40:55D-70 (d) 76-1 Buildings in bed of mapped street, drainage way or flood basin.
- R.S. - 40:55D-70 (d) 36 Building adjacent to an unimproved street.
- Other _____

*Note: all "D" Variances must provide a Certified Shorthand Reporter.

So as to permit (explain) THE CONSTRUCTION OF A 1 STORY
ADDITION AT THE RIGHT SIDE OF THE HOME AND
A COVERED PORCH AT THE REAR OF THE HOUSE.

2. Check one whichever is applicable:

- This application is based on the decision rendered by the Zoning/Administrative Officer dated 7/23/26 and attached to this application.
- This is an original application for development and not an appeal from the Administrative Officer.

3. Relief is requested from Section (s) 95-28 of the Zoning Ordinance.

4. The applicant asserts that the reasons for the Board to grant the relief requested and the specific facts upon which the reasons are based are: PRE-EXISTING NON-COMFORMING HISTORIC HOME. PRE-DATED ZONING ORDINANCE.

5. The specific facts which show the relief sought can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance. DOES NOT IDENTIFY EXISTING NON-COMFORMING CONDITION. DESIGN IS CONSISTENT WITH CHARACTER OF HOME.

6. There (has) (has not) been previous application to the Board of Adjustment involving the premises in question. If so, the date, character of request and dispositions were: _____

DESCRIPTION OF THE PROPOSED STRUCTURE OR USE

7. Premises affected is known as Lot (s) 4, Block (s) 4501 on the Tax Map and located at 286 MENDHAM ROAD

Applicant name [REDACTED]
Address 286 Mendham Rd Morristown NJ 07960
Phone # [REDACTED] Fax # _____
Email [REDACTED]

Owner of Property in question [REDACTED]
Address 286 Mendham Rd Morristown NJ 07960
Phone # [REDACTED] Fax # _____
Email _____

*Consent of owner submitted on separate sheet? YES NO

Please complete **all** of the following information to complete your application.

Zoning Designation	OSCU R130
Proposed structure or use	SINGLE FAMILY RESIDENCE
Last previous occupancy? (Residential/Commercial)	RESIDENCE
Are there municipal water and sewerage systems?	WATER
Date of acquisition/purchase of property	8 11 83
Date property was purchased	8 11 23
Does applicant or owner own or have under contract to purchase any adjoining lands? If so, set forth lot (s) and block (s):	NO
DIMENSIONS OF LOT (ft.)	
Size of lot (square ft.)	153,306 SF
Front Width	434.23'
Average Width	485'
Average Depth	364.5'
YARD DIMENSIONS (SETBACKS)	
Prevailing front yard setbacks of adjoining lots within block	204.77'
Existing: Front yard depth (ft.)	19.0'
Proposed: Front yard depth (ft.)	19.0'
Existing: Rear yard depth (ft.)	348.3'
Proposed: Rear yard depth (ft.)	342.3'
Existing: Side yard widths <u>158.4</u> & <u>130.7</u> ft.	289.1' ft. combined
Proposed: Side yard widths <u>158.4</u> & <u>110.8</u> ft.	269.2' ft. combined
CORNER LOTS ONLY (next question)	
Existing: Side yard width abutting a side street on a corner lot (ft.)	
Proposed: Existing: Side yard width abutting a side street on a corner lot (ft.)	
SIZE OF STRUCTURE	
Front (width) (ft.)	49'
Depth (ft.)	32'
Percentage of lot occupied by buildings	1.47%
Height of building _____ stories and ft.	25' 2 STORIES

8. This application (is) _____ (is not) accompanied by a separate application for subdivision ___; site plan; conditional use ___ approval. **If you have checked "is" the appropriate checklist must accompany your application.*

9. Attached are the following:

Note: One (1) original copy of the following documents shall be submitted with the original application for development:

- Original signed and sealed survey showing the proposed location of the structure requiring a variance.
- BOA Checklist
- Owner's consent for filing application (where applicable)
- Developers Escrow Agreement
- Site Inspection Consent
- Retention of applicant exhibits
- Certification that Taxes are Paid
- List of Property Owners within 200 ft.
- Letter of Denial from Zoning Officer (including plan or survey denied by Z.O.)
- Plans – clearly indicate existing buildings and proposed buildings and or additions with accurate front, side and rear yard dimensions. Note that if the property in question is a corner lot, two (2) front yard setbacks shall be observed.

Original and Eleven (11) copies (12 copies for a D Variance) (put together in individual packets) of the following shall be submitted with a complete application for development.

- Completed application
- Letter of Denial from Zoning Officer (including plan or survey denied by Z.O.)
- Plans – clearly indicate existing buildings and proposed buildings and or additions with accurate front, side and rear yard dimensions. Note that if the property in question is a corner lot, two (2) front yard setbacks shall be observed.
- Copy of area map
- Site inspection consent form
- Retention of applicant exhibits
- Any supporting documentation (including architectural drawings, photographs, brochures, etc.)

The undersigned applicant or agent for the applicant certifies that the application has been reviewed and the contents thereof are true to the best of his or her knowledge.

Date 10/8/25



Signature of Applicant, Attorney or Agent
for Applicant (Please print name below)

