



TOWNSHIP OF MORRIS

Engineering and Zoning Department

50 WOODLAND AVENUE

P.O. BOX 7603

CONVENT STATION, NEW JERSEY 07961-7603

PHONE NO. (973) 326-7440

FAX NO. (973) 605-8363

DENIAL OF PERMIT

BLOCK: 104 **LOT:** 7

DATE ISSUED: December 21, 2020

WORK SITE LOCATION: 25 Raymond Road **REVISED :** February 26, 2021

OWNER IN FEE: Robert Flynn

OWNER'S ADDRESS: 25 Raymond Road, Morristown, NJ 07960

OWNER'S TELEPHONE: 973-524-4258

On **December 16, 2020** our office reviewed a survey plan for a zoning permit which proposes a 1 story addition to an existing 2 1/2 story house at the above address.

The survey/plan submitted contains a zoning information block on the title sheet of the construction plans however the zoning district is incorrect as are some of the bulk requirements criteria. The plan depicts the 1 story addition maintaining the existing substandard side yard setback of the right side of the property. The house and property are pre-existing and non-conforming conditions. The house was constructed in 1921. Based on our review of the plan, the following comments are warranted:

Construction of an addition on a pre-existing, non-conforming structure that encroaches side yard setback and substandard combined side yard total. Also expansion of a non-conforming structure.

This application is denied for the following reason(s):

This lot is located in the RA-7 Single Family Zone.

As per Township of Morris Zoning Ordinance 95-28 – area, bulk, and yard requirements - a minimum side yard of 10 ft. on one side is required and a combined side yard of both side yards a minimum of 20 feet is required. The existing house presently sits slightly skewed to the front and side property lines and, as noted, has a left side yard setback of 5.6 feet. The right side yard setback is noted as 12.0 to the front right corner of the existing structure and 11.6 feet to the right rear corner of the proposed addition. The existing combined side yard setback is 17.6 feet where 20 feet is required and the proposed combined side yards is proposed totaling 17.2’.

Pursuant to Chapter 95-29(A)2, the proposed addition also causes variance by expanding a non-conforming house. Board of Adjustment approvals will also be required for a reduced combined side yard setback. It should be further noted the proposed addition will not further encroach the left side line and no further encroachment is noted for the front of the house. A small deck is proposed for the rear of the addition which meets the side yard setbacks for the left and right side yards.

A "C" Variance Approvals from the Township of Morris Board of Adjustment pursuant to the above-referenced zoning chapter must be granted before a Construction Permits can be issued to allow for the expansion to be eligible for Building Permits. A Site Plan will be required indicating the addition sizes, existing and proposed setbacks and zoning data required by the Board of Adjustment application. This plan can be prepared by a licensed surveyor or Engineer. The above described plan must be submitted with the variance application and applicable fees and include floor plans and building elevations.

Sincerely,

A handwritten signature in black ink that reads "David S. Hansen". The signature is written in a cursive style with a large initial "D".

David S. Hansen, P.E., CPWM
Code Enforcement Officer

Enclosures- Denied application; Board of Adjustment Application
cc: Tim Quinn, Township Administrator
James Slate, Township Engineer
Sonia Santiago, Board Secretary



Township of Morris
Engineering Department
P.O. Box 7603
50 Woodland Avenue
Convent Station, NJ 07961

Phone: 973-326-7440
Fax: 973-605-8363

Permit No. ZP- Denied

ZONING PERMIT APPLICATION

Date of Application: 12 / 21 / 20

Zone: _____ Block(s): 104 Lot(s): 7

Owner's Name Flynn Phone 973-524-4758 Email _____

Street Address, Subject Property 25 Raymond Rd

Applicant's Name _____ Phone _____ Email _____

Applicant's Address Same

Applicant/ Owner Consent _____

(Signature)

Description of Work: Addition + Alterations

* A copy of the survey of the property showing lot dimensions and dimensions of all improvements must be submitted with this application. If new construction is proposed, the location, dimension and all setbacks for property lines must be shown.

(For Office Use Only)

Permit Fee \$50 Cash Credit Card Check Date Received _____

The Zoning Officer hereby:

Approves
 Denies the permit application (see attached)

D. Hansen 12/21/20
David S. Hansen, P.E. Date
Code Enforcement Officer

Code Enforcement Officer's Comments:

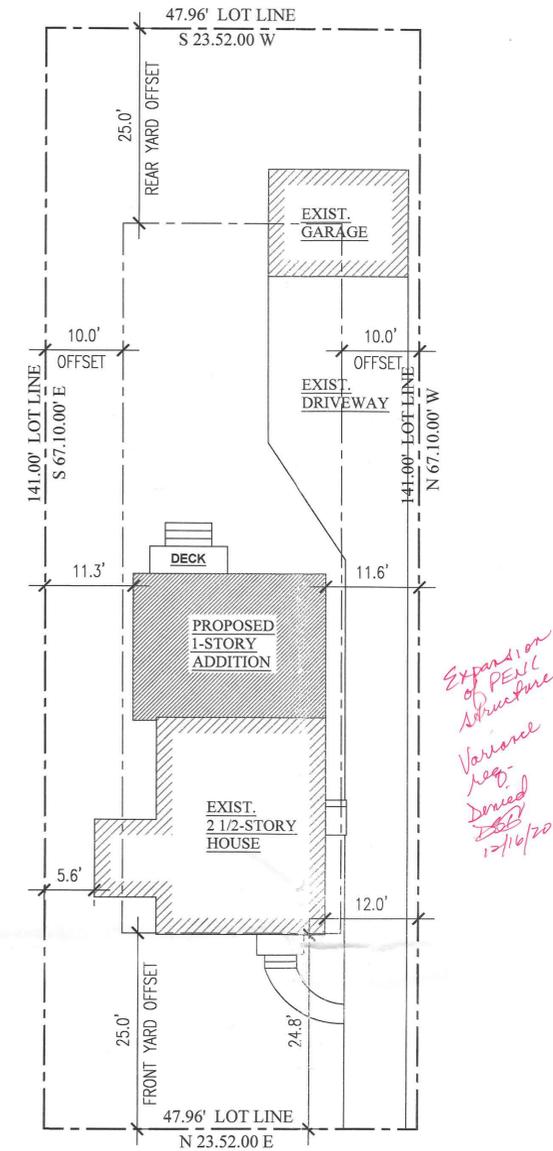
Pre existing non conforming lot + structure - expansion of non conforming structure - See denial letter

D. Hansen
12/21/20

FLYNN RESIDENCE PROPOSED HOUSE ADDITION 25 RAYMOND ROAD MORRIS TOWNSHIP, NEW JERSEY BLOCK 104 LOT 7

BLOCK 101 LOT 16
ZONING REQUIREMENTS TABLE
ZONE R-4 *267*

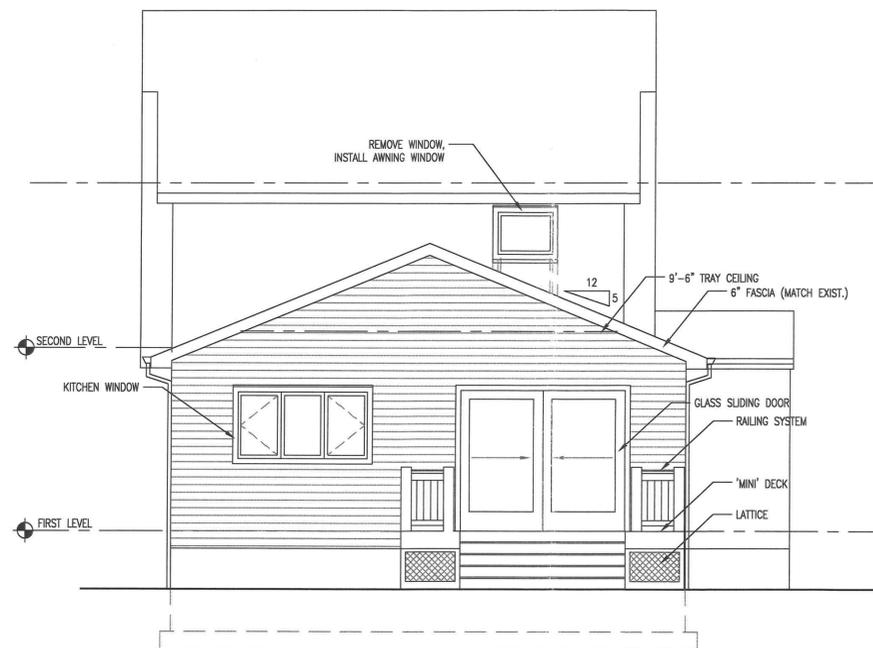
ITEM	REQUIRED	PROVIDED	VARIANCES
MIN. LOT SIZE(SF)	7,500	6,751	PRE-EXIST.
MIN. LOT WIDTH	50'	47.96'	PRE-EXIST.
MIN. LOT DEPTH	100'	141'	NO
MIN. FRONT YARD SETBACK	25'	24.8'	PRE-EXIST.
MIN. SIDE YARD SETBACKS	10'	11.3'/11.6'	NO
MIN. SIDE YARD SETBACKS (BOTH)	20'	22.9'	NO
MIN. REAR SETBACK	30'	70'±	NO
MAX. BUILDING COVERAGE	30%	21%	NO
MAX. LOT COVERAGE(W/IMPERVIOUS)	55%	38%	NO
MAX. BUILDING HEIGHT(EXIST./NEW)	35'	27'/16.5'	NO



RAYMOND ROAD
(50' R.O.W.)

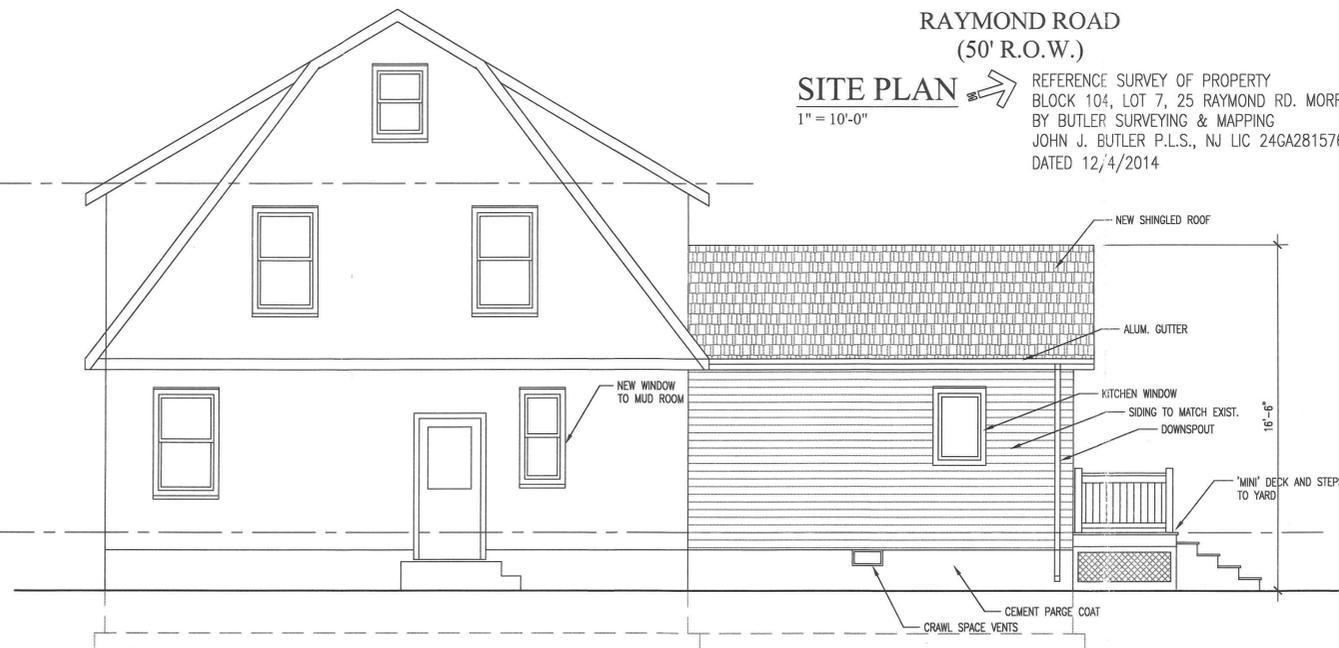
SITE PLAN
1" = 10'-0"

REFERENCE SURVEY OF PROPERTY
BLOCK 104, LOT 7, 25 RAYMOND RD. MORRIS TWP.
BY BUTLER SURVEYING & MAPPING
JOHN J. BUTLER P.L.S., NJ LIC 24GA28157600
DATED 12/4/2014



REAR ELEVATION

1/4" = 1'-0"



SIDE ELEVATION

1/4" = 1'-0"

Kenneth P. Mihalik
KENNETH P. MIHALIK, AIA
REGISTERED ARCHITECT NJA11756
52 FOREST AVE.
CALDWELL, NJ 07006

FLYNN RESIDENCE
25 RAYMOND RD.
MORRIS TOWNSHIP, NJ



PROJECT NUMBER: 10-2020
ISSUED: 9/20/20
DRAWN BY: KPM
CHECKED BY: JTM
FILENAME: FLYNN1.DWG

A1.0