



BOROUGH OF MENDHAM
BOARD OF ADJUSTMENT

ZONING OFFICER'S DENIAL LETTER

NAME THOMAS CUMELLA
CHRISTOPHER MARTINEZ
ALEXANDRA MARTINEZ ADDRESS 20 HALSTEAD ROAD
 PHONE 973-222-2217 FAX _____ EMAIL mcumella@cse.edu
 Property Owner Name THOMAS CUMELLA
CHRISTOPHER + ALEXANDRA MARTINEZ
 Address 20 HALSTEAD ROAD
 Phone 973-222-2217 Fax _____ Email mcumella@cse.edu
 Property Address 20 HALSTEAD ROAD Block 705 Lot 13

Description of Request:

It is the intention to utilize the existing living space over the 3 car garage to create an in-law/mother-daughter suite area for Thomas and Moira. Installation of a small kitchen area consisting of a stove, sink, dishwasher and refrigerator is proposed. Both families share the main house in front, laundry room, family room and downstairs full bathroom but find it essential to add an additional kitchen area for convenience and practicality. No alterations to the exterior house are proposed. All alterations/additions will occur within the walls of the existing 3 car garage.

Zoning Table:

Zone 1ACRE Primary Structure Accessory Structure _____

| | Zone Allowable | Existing | Proposed |
|--------------------|---------------------|----------|------------|
| Front Yard Setback | <u>75</u> | | <u>N/A</u> |
| Rear Yard Setback | <u>60</u> | | <u>N/A</u> |
| Side Yard Setback | <u>25</u> | | <u>N/A</u> |
| Side Yard Setback | <u>25</u> | | <u>N/A</u> |
| Height | | | <u>N/A</u> |
| Lot Coverage | <u>20,691 sq ft</u> | | <u>N/A</u> |
| Building Coverage | | | <u>N/A</u> |

In violation of Mendham Borough Zoning Ordinance(s):

215-13 A Description ONE SINGLE DWELLING PER LOT
 # _____ Description _____
 # _____ Description _____

Variance(s) Required: DI USE VARIANCE

Remarks: A CONDITIONAL USE AS A MOTHER/DAUGHTER DWELLING
EXPANDED FROM A SINGLE-FAMILY DWELLING RESTRICTING FUTURE
SALE AS A 2-FAMILY DWELLING

Zoning Officer, Borough of Mendham

Date

7/30/2020