

TO: Ashkhen Tadevosyan

A-4

Dear Sir or Madam:

Your request for (a building permit to construct or make alterations to) (permission to use) the premises hereinafter described has been denied for the reasons set forth below:

1. Property is located at Block 270 Lot 126  
17 Robinson Road, Marlboro, New Jersey 07746
2. Property is located in a R-20 Zone.
- 3a. The Zoning Ordinance Area, Yard, and Building Requirements are:  
Lot Area 20,000 sq. ft. Frontage 100 feet/ 150 feet (corner lot)  
Front Yard Setback 40 feet Side Yard Setback 10 feet  
And 10 feet Rear Yard Setback 50 feet/20' accessory  
Land Coverage Principal 11%; Accessory -550 sq. ft.; Total Bldg. Coverage -14%;  
Total Lot Coverage 28% Other Width -100'/ 150'// Depth - 150'
- 3b. Any previously granted variances for the subject property NONE
- 4a. Proposed construction involves the following (describe the proposed construction)  
To construct a covered front entry to an existing dwelling which goes into the front yard setback area.  
*for office use only*
- 4b. Your request involves the following use or change of use N/A
- 4c. Deviations from the Ordinance Requirements due to proposed construction  
Lot Area 23,961.27 sq. ft. Frontage 123 feet Width >123' Depth > 243'  
Front Yard Setback 35.2 feet \* Side Yard Setback 21.1'  
And 21' Rear Yard Setback 151.2 feet  
Lot Coverage Total Building Coverage 8.4%
5.
  - The Zoning Ordinance does not permit the proposed use in the zone.
  - The Zoning Ordinance requires a Conditional Use Permit for this proposed use.
  - Applicant needs a Hardship Variance.
  - Other

Remarks: 220 -35D(7) Insufficient front yard setback for covered porch

Sarah Paris  
Zoning Officer

\* Variance Required