

BOROUGH OF  
HILLSDALE  
*New Jersey*

Steven Loesner  
Zoning Official

380 Hillsdale Avenue  
Hillsdale, New Jersey 07642  
201-666-4800 (main)  
201-722-2612 ext. 1563  
(direct)

May 7, 2024

Mark Dipisa  
12 Avon Ct  
Hillsdale, NJ 07642  
Block 1303 Lot 4 Zone R-3

Re: Proposed Porch

Mr. Dipisa,

Your application to construct a front porch is denied. Plans indicate a front setback of 23.9 ft and a 367.4 sqft footprint. By code you are limited to an eight-foot encroachment and an area of forty sqft

310-54 General Regulations

C.

In the R-1, R-2, R-3 and R-4 Zones, roofed and unroofed front porches, entry platforms and/or associated stoops and steps shall be permitted to encroach into the required front yard setback area a maximum of eight feet. The area of the porch, platform, stoops or steps that is permitted to encroach in the front yard setback area shall not exceed 40 square feet. The roofed or unroofed front porch, entry platform and/or associated steps must be attached to a one-family dwelling that meets the required front yard setback. The eight-foot encroachment shall only be permitted where the one-family dwelling meets the required front yard setback for the zone in which it is located. Where such an encroachment is proposed, the structure or improvement that is projecting into the front yard setback area shall not have a width in excess of 10 feet. The improvement that is encroaching into the front yard setback area shall be a one-story structure. There shall not be a story above the improvement or a basement or cellar beneath it.

This decision may be appealed to the Hillsdale Zoning Board or you may apply for a variance. The variance application is available in the construction department at borough hall or online. Please note that under state statute, this appeal must be filed with this office not later than twenty days from the date of this notice. If you have any questions, please contact this office.

Sincerely,

Steven Loesner  
Zoning Official  
Hillsdale, NJ 07642  
201 722-2612 ext. 1563

CC: Toyna Janeiro  
Planning Board Secretary

CC: Mary Williams  
Building Dept.