

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)

October 24, 2023

Eric & Irene Davis  
307 Evergreen St.  
Hillsdale, NJ 07642  
Block 1622 Lot 4 Zone R-4

RE: Proposed Addition

Mr. & Mrs. Davis,

Your application for the addition to your residence is *denied* for the following.

C1 Variances

1. Plans indicate a front yard setback of 19.4 ft where 30ft required.
2. Plans indicate a side yard set back of 9.0 ft where 10 ft. is required.
3. Plans indicate a rear yard setback of 22.4 ft where 25 ft is required.
4. Plans indicate building coverage of 31.9% where 25% is required.
5. Plans indicate an impervious of 38.9% where 30% is required.

D4 Variance

1. Plans indicate a Floor area of 43.96% where 35% is required.

This denial may be appealed to the Hillsdale Zoning Board 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: Tonya Janeiro by E-Mail  
Planning Board Secretary

CC: Mary Williams by E-Mail  
Building Department