

# TOWNSHIP OF ANDOVER

134 NEWTON-SPARTA RD NEWTON, NJ 07860

TEL: 973-383-4280 FAX: 973-383-9977

October 24, 2023

Andre Andrutchuk  
13 King Road  
Landing, NJ 07850

RE: Zoning Permit Application  
38 Yates Avenue  
Block 124/Lot 7  
For a Two-family Dwelling


Dear Mr. Andrutchuk:

Please be advised that after a thorough review of our records, we were unable to locate any previous approvals for multi-family use at 38 Yates Avenue, Block 124/Lot 7 in Andover Township. In addition, multi-family dwellings are not permitted in the R-1.0 Zone (Single-Family Residential), and therefore, your application for a two-family dwelling has been denied.

You may apply to the Land Use Board for a use variance by contacting the Land Use Board Administrator, Stephanie Pizzulo at [spizzulo@andovertwp.org](mailto:spizzulo@andovertwp.org), or by calling 973-383-4280 ext. 322.

Please contact the undersigned directly if you have any questions or require additional information concerning this determination.

Sincerely,

  
Patricia L. Bussow  
Assistant Zoning Officer