



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

ROBERT D. PARISI
Mayor

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TO: Zoning Board Members

FROM: Paul Grygiel, AICP, PP, Township Planning Director

DATE: November 1, 2022

RE: **ZB-22-10/Gill**
Block: 148.09; Lots: 16 and 17; Zone: R-6
13 Bellevue Terrace
Seeking "c" variance for expansion of existing house

INTRODUCTION/LAND USE

The applicant is requesting approval for a side yard variance to exacerbate an existing side yard deficiency to construct an addition to an existing home. The property is trapezoidal in shape and 11,862 square feet in area, with lot width of 95 feet and lot depth of 125 feet.

The subject property is located in an area primarily developed with single-family residences, with Eagle Rock Reservation located a short distance to the west. Photos of the subject property are attached.

SUBMISSIONS

ITEM

SIGNED BY

DATE/REVISION

Plan of Survey
Architectural plans (2 sheets)

James R. Watson, PLS, PP
Peter Wilcox, RA

6/29/09
1/15/22



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VARIANCE REQUIRED

<u>SECTION</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
25-7.1 Minimum side yard	8 ft.	3 ft. 10 in.	3 ft. 10 in. to 4 ft. 4 in.	"c"

DISCUSSION/RECOMMENDATIONS

The applicant is requesting approval of a side yard variance to construct a one-story addition to the rear of an existing dwelling. Small front and side porches are also proposed, but do not require variance relief. The addition is proposed to be 21 feet, 9 inches wide by 9 feet, 7 inches deep. It would be located in an existing "notch" in rear of the house and involve extending the existing side and rear walls of the dwelling.

The proposed addition will maintain the same line as the existing side wall, which already encroaches in the required side yard. However, it will be located further from the side property line due to the lot line angling away from the dwelling from front to rear.



