



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN MC CARTNEY
Mayor

Tel: (973) 325-4108
Fax: (973) 325-6359
Email: zoningboard@westorange.org

TO: Zoning Board Members

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: April 19, 2023

RE: **ZB-23-04/Seivright**
Block: 152.12; Lot: 7; Zone: R-5
13 Bromley Drive
Seeking "c" variances for expansion of existing house

INTRODUCTION/LAND USE

The applicant is requesting approval for front yard and rear yard variances related to construction of improvements to an existing home. The subject property is a corner lot, with 65 feet of frontage on Bromley Drive and 85 feet of frontage on Steven Terrace, with curved frontage at the intersection of these two streets. The lot area is approximately 7,930 square feet (0.18 acres) in area, which is undersized for the zone in which it is located.

The subject property is located in an area primarily developed with single-family residences. Redwood Elementary School is located one block to the east, and a multifamily residential development is also located in the vicinity to the south. Photos of the subject property are attached.

SUBMISSIONS

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Boundary Survey	Richard J. Hingos, Jr., P.L.S.	10/18/16
Architectural plans (3 sheets)	Michael Capo, AIA	2/29/23



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VARIANCES REQUIRED

<u>SECTION</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
25-7.1 Minimum front yard	30 ft.	32.06 ft.	25.1 ft.	“c”
25-7.1 Minimum rear yard	30 ft.	29.9 ft. to dwelling, +/- 19.8 ft. to deck	7.3 ft. to expanded deck	“c”

DISCUSSION/RECOMMENDATIONS

The applicant requires approval for variances to construct improvements extending into all yards on the property, three of which are currently nonconforming (front side yard on Steven Terrace, side yard and rear yard, albeit by 0.1 foot). There are two proposals affecting the setbacks.

The first is the construction of a covered porch/overhang along the front façade facing Bromley Drive. This overhang is proposed to be 40 feet, 10 inches wide and seven feet deep and would extend over both the front door and garage door. A new walkway connecting to the driveway from the front door is proposed under this overhang, and a new walkway is proposed from the street to the front door. The dwelling is currently setback 32.06 feet from Bromley Drive, and therefore the overhang would be setback just over 25 feet from Bromley Drive, and 12.85 feet from Steven Terrace.

The second is the extension of an existing deck a greater distance into the rear yard. The existing deck is approximately 24 feet wide by 10 feet deep. The proposed expanded deck would be 12.33 feet deep, for an overall deck depth of 22.5 feet. The new portion of the deck would be at a slightly lower elevation than the existing deck. The deck currently is located 7.8 feet from the side lot line, as is the dwelling, and would maintain this setback. The deck is proposed to be setback 7.3 feet from the rear property line. Pursuant to Section 25-8.2 a., an “unroofed terrace” is permitted to extend up to eight feet into a required rear yard. The existing deck already extends over 10 feet into the required rear yard, or over two feet more than permitted.

Improvements are also proposed to the facades of the dwelling. No interior renovations are proposed.





