



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY
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TO: Zoning Board Members

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: January 19, 2023 – *revised November 2, 2023*

RE: **ZB-23-01/Williams**
Block: 76; Lot: 6; Zone: R-4
6 Merrywood Drive
Seeking “c” variances for expansion of existing garage and house

The applicant has submitted revised plans. This memorandum supplements my updated review memorandum dated January 19, 2023. New information is denoted in **bold**, deletions are shown in ~~strikethrough~~.

INTRODUCTION/LAND USE

The applicant is requesting approval for a front yard variance to exacerbate an existing front yard deficiency to a private street and increase noncompliant lot coverage to construct an addition to an existing home. The property is irregular in shape, with street frontage on two sides as it is on a curve of Merrywood Drive. The lot area is 19,173 square feet (0.44 acres), which includes land within Merrywood Drive as the lot line extends into the street to the centerline or further. There is an in-ground pool and large paver patio in the rear yard of the property.

The subject property is located in an area primarily developed with single-family residences. A multifamily residential development is also located in the vicinity to the south. Photos of the subject property are attached.



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SUBMISSIONS

ITEM

SIGNED BY

DATE/REVISION

Boundary Survey

George R. Pronesti, P.L.S.

1/24/22

Architectural plans (5 sheets)

Robert Murphy, RA

9/15/22

Architectural plans (5 sheets)

Francine A. Alheid, RA

September 2023

VARIANCES REQUIRED

<u>SECTION</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
25-7.1 Minimum side front yard	30 ft.	35.6 ft.	22 ft.	"c"
25-7.1 Maximum lot coverage	40%	48.82%	51.46%	"c"
25-12.4 a.1 Garage location	Not permitted to encroach on a minimum required front yard, side yard or side front yard	Not in required yards	Encroaches in required side front yard	"c"

DISCUSSION/RECOMMENDATIONS

The applicant requires approval of at least two variances to construct a one-story addition to the side of an existing dwelling, which would be approximately ~~11.5~~**11.17** feet by 21 feet. The addition would result in the expansion and reconfiguration of an existing one-car garage to a two-car garage. The existing garage door facing the driveway in the interior of the lot would be removed. Two new garage doors facing the street would be provided instead, and the existing driveway would be expanded. New siding would be provided and would match the existing siding on the dwelling.

The setback lines to the existing and proposed expanded garage on the applicant's architectural plans are measured to the east lot line in Merrywood Drive. The architectural plans refer to the dimension as a side setback. It is noted a front yard in West Orange is measured from "the front street line of the lot and the front line of the nearest roofed portion of the building," per the definition in the Land Use Regulations Ordinance. The definition of a "street line" in the Ordinance is "the dividing line between the street right-of-way and a lot, tract, or parcel of land which street line shall be no less than 25 feet from the center line of the street to right-of-way."



The Ordinance does not address the situation on the subject property, which has curved frontage on a street that is more akin to being a corner lot. I have calculated it as a “side front yard,” which would be typical for the side of a house on corner lot facing a side street. Therefore, strictly speaking the front yard setback would need to be measured from a distance further back from the edge of pavement. It is acknowledged the existing lot and street arrangements for this lot are unique to this particular private street, but the Board and applicant should be aware of the above information.

In addition, the existing lot coverage exceeds the maximum permitted, and is proposed to be increased by over 20 feet in width to provide access to the new doors of the proposed garage. The applicant should confirm the components included in the lot coverage calculations, and whether they include the paved area of Merrywood Drive, which would result in a higher number than the area measured from the curblin. Nonetheless, the proposed driveway width is over 40 feet, which well exceeds the typical dimension for a single-family home.

The supplemental plans submitted by the applicant do not address the above questions. It is noted that the “site plan” on Sheet T-100 of the September 2023 architectural plans is actually a reproduction of the property survey, and does not show the location of the proposed building and site improvements.







