



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

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TO: Zoning Board Members

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: February 1, 2024

RE: **ZB-24-02/Nwaiwu Properties, LLC**
Block: 177.08; Lot: 21; Zone: R-6
691 Eagle Rock Avenue
Seeking "c" variance for construction of new house

INTRODUCTION/LAND USE

The applicant is requesting approval for a variance related to the construction of a new dwelling on a vacant lot. The subject property is located on the north side of Eagle Rock Avenue, a short distance to the west of Shrump Place. The lot is 6,250 square feet (0.14 acres) in area, and 50 feet in width.

The subject property is located in an area developed primarily with single-family residential uses, although a senior living community with assisted living and nursing facilities is located adjacent to the subject property to the west. Photos of the subject property are attached.

SUBMISSIONS

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Architectural plans (5 sheets)	Matthew G. Evans, R.A., P.P.	10/15/23



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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 lot width	60 ft.	50 ft.	50 ft.	"c"

DISCUSSION/RECOMMENDATIONS

The subject property complies with the minimum lot area for the R-6 zone in which it is located (6,250 square feet existing, 6,000 square feet required), but does not comply with the minimum lot width as listed above. The lot is currently vacant.

The applicant is proposing to construct a single-family dwelling on the subject property. The dwelling would comply with all bulk requirements for the R-6 zone. A two-car garage is proposed, along with a driveway providing room for additional cars to be parked in front of the garage.

The dwelling is proposed to be two stories in height above grade, and a cellar is proposed. Four bedrooms are proposed on the second floor of the dwelling. Four full bathrooms are proposed: two on the second floor, one on the first floor and one in the cellar.

An excerpt of the property survey is included in the architectural plans. However, the applicant must provide a signed copy of the survey of the property.





