



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

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Mayor

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TO: Zoning Board Members

FROM: Paul Grygiel, AICP, PP, Township Planner

DATE: January 25, 2024

RE: **ZB-24-01/Georges**
Block: 137; Lot: 83; Zone: R-T
10 Elm Street
Seeking "c" variances for expansion of existing house

INTRODUCTION/LAND USE

The applicant is requesting approval for variances related to construction of a second story addition to an existing home that would exacerbate deficient side yard setbacks. There are other existing nonconforming conditions that are not being worsened.

The subject property is located on the south side of Elm Avenue, a short distance to the west of Franklin Avenue. The lot is 2,500 square feet (0.06 acres) in area, which is undersized for the zone in which it is located. The subject property is located in an area developed with a mix of one-, two- and multifamily residential as well as commercial and educational/institutional uses. Photos of the subject property are attached.

SUBMISSIONS

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Survey of Property	Edward R. Teunisen, P.L.S.	12/8/94
Architectural plans (5 sheets)	Lloyd S. Stephenson, Jr. AIA	11/15/23



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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 side yard	10 ft. + 8 ft.	3.48 ft. / 1.2 ft.	3.48 ft. / 1.2 ft.	"c"

DISCUSSION/RECOMMENDATIONS

There is an existing two-family dwelling on the subject property. The applicant is seeking approval to construct an addition to the second floor in the rear of the house. The addition is proposed to be 14.12 feet in depth and 20.25 feet in width, or 286 square feet in area. This addition would extend the side walls of the house, which are currently located within the required side yard setback. As such, the existing nonconforming setback would be exacerbated. The addition would not encroach into the required rear yard. Existing nonconforming conditions that would not be worsened include building height, lot area, lot area per unit, lot width, front yard, lot coverage and off-street parking.

A new uncovered porch and stairs are proposed at the rear of the dwelling to replace an existing porch and stairs. The architectural plans indicate that the new siding and roofing on the expanded building will match the existing.

As noted in the application materials, the applicant's original contractor started construction on the addition without permits, but upon discovery of the permits not being obtained, any construction work on the property has stopped.





