



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: March 4, 2024

RE: **ZB-24-03/Rahaman**
Block: 34; Lot: 33.01; Zone: R-6
91 Oakridge Road
Seeking "c" variance for construction of new deck

INTRODUCTION/LAND USE

The applicant is requesting approval for variances related to construction of a new deck attached to an existing single-family dwelling. The subject property is located on the west side of Oakridge Road. The lot is 8,173 square feet (0.19 acres) in area, which complies with the minimum lot area for the zone in which it is located. However, the property is irregularly shaped due to its location on a cul-de-sac.

The subject property is located in an area developed with single-family residences. Photos of the subject property are attached.

SUBMISSIONS

ITEM

SIGNED BY

DATE/REVISION

Architectural plans (1 sheet)

Charles L. Baldanza, R.A., P.E.

12/1/23



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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 rear yard	30 ft.	33.2 ft. to dwelling, 12 ft. to deck	16.4 ft. to 19.3 ft. to expanded deck	"c"

DISCUSSION/RECOMMENDATIONS

There is a single-family dwelling on the subject property which has a 480-square foot wood deck attached to the rear of the residence. The applicant is proposing to rebuild the existing deck and expand it to the south. The new deck area would be 275 square feet, for a total deck area of 755 square feet. The expanded portion of the deck would be located in the interior of the property (i.e. it would not be any closer to the side or rear property lines).

The existing deck is located 6.4 feet from the northern side property line and 12.0 feet from the rear property line at its closest points. The expanded portion of the deck would be setback 16.4 feet to 19.3 feet from the rear property line. New wooden stairs are proposed on either side of the expanded deck.

Pursuant to Section 25-8.2 a. of the Land Use Regulations Ordinance, an "unroofed terrace" is permitted to extend up to eight feet into a required rear yard. The existing deck already extends approximately 18 feet into the required rear yard, or 10 feet more than permitted. The existing deck currently encroaches in the side yard, but no expansion is proposed that would affect the side yard setbacks, other than the proposed stairs on the north side of the rebuilt deck.



