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W.O. PLANNING DEPT

Township Of West Orange

FORM PH-3Z

TOWNSHIP OF WEST ORANGE ZONING BOARD

An application will be heard on May 16th, 2024, at 8:00 p.m., via a virtual platform (log in information below), to permit Gregory Rahaman to renovate and expand an original existing deck to comply with town setbacks. (Requesting Variance C Section 25-7-1) and any other variances which may be required by the Zoning Board for property located at 91 Oakridge Road, West Orange, NJ 07052. Block # 34; Lot # 33.01.

This is a single-family dwelling with an existing 480sqft wood deck attached to the rear of the residence. I am proposing to renovate the existing deck and expand it to the south. The expanded deck would add an additional 275 sqft for a total size of 755sqft. The expanded portion of the deck would be in the interior of the property. (i.e. it would not be any closer to the side or rear property lines than it is today.)

The pre-existing portion of the northerly side yard is non-conforming at 6.4ft, the requirement is for 10ft. I am requesting a variance of 3.6ft. The rear yard setback requires a variance. The existing deck is 12 feet from the rear property line, 22ft is required. I am proposing a 10ft variance.

Any persons affected by this application (appeal) have an opportunity to be heard at the meeting.

All documents relating to this application may be inspected by the public in the office of the Secretary of the Board in the Municipal Building by appointment only. Please contact the Secretary at 973-325-4108. Or utilize www.westorange.org to view the documents linked on the agenda.

Webinar Dial In 1-646-931-3860

WEBINAR ID 881 6368 7235

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Zoom Link for browser.

https://us06web.zoom.us/j/88163687235?pwd=IOWEOB4qw5q_9nHw0_7XFrF0VHQWaw.zdXNTnBkFhmOkv5h