

PROPOSAL SUNROOM

Property: 10 Shrump Place, West Orange, NJ 07052

Land Area: 5,000 SF

Petitioner: Joann Farrington; Owner

Zone: R-6

Section: 25-7.1

Proposal:

- The proposal seeks a variance to reduce the rear yard setback from 30 feet to 23 feet in order to construct a 10'x19' sunroom on an existing deck at 10 Shrump Place. The proposed sunroom will feature tempered glass windows, screens, superfoam kneewalls, and a 3 inch superfoam roof, creating an enclosed outdoor space that aligns with the existing rear setback of the home.
- The owners wish to add this sunroom to enjoy their backyard space without the discomfort of bugs and exposure to the elements. Additionally, the sunroom will provide enhanced privacy, allowing them to make fuller use of their property in comfort.

Physical and Use Changes Proposed:

- The proposed sunroom will be built on the existing deck, resulting in no further encroachment into the rear setback than the current structure. This addition will provide an enclosed, more private space for recreational use, allowing the owners to maximize the functionality of their yard.
- Specifically, the sunroom addition will enable the owners to enjoy their backyard area without the discomfort of insects or exposure to rain, wind, and other weather conditions. This change will not only improve privacy but will also create a more versatile space suitable for year-round enjoyment. The sunroom's design will ensure it blends seamlessly with the home's architectural style, harmonizing with the surrounding properties.