

APPLICANT: PARDO DEVELOPMENT GROUP, INC.
PROPERTY: 104 WINDING WAY
BLOCK 46.01 LOT 33
ZONE DISTRICT: R-1 (ONE-FAMILY DWELLINGS ON 80,000 S.F. LOTS)

STATEMENT OF PRINCIPAL POINTS

Pardo Development Group, Inc. (the “Applicant”), submits the subject application seeking approval of bulk (“c”) variances in connection with the property located at 104 Winding Way, West Orange, New Jersey, further identified as Block 46.01, Lot 33 on the Tax Maps of the Township of West Orange (the “Property” or the “Site”).

The Applicant is the owner of the Property, which is currently vacant. The Property is in the Township’s R-1 (Single-Family Residential) Zone District (“R-1 Zone”) which permits the proposed use of single-family residences.

The Applicant is seeking to build a 2,689 SF, 2.5-story, single-family dwelling. Due to the Site’s unusual shape and steep slopes, Applicant is requesting relief for the following variances: Minimum Lot Area: required: 80,000 SF, existing and proposed: 2,491 SF; Minimum Lot Area Per Unit: required: 80,000 SF, proposed: 2,491 SF; Minimum Lot Width: required: 150 ft, existing and proposed: 76 ft; Minimum Side Yard: required: 25 ft, proposed: 11.4 ft; Minimum Side Yard Combined: required: 50 ft, proposed: 26.5 ft; Minimum Floor Area: required: 3,000 SF, proposed: 2,689 SF; Maximum Building Coverage: required: 20%, proposed: 64%; and Maximum Lot Coverage: required: 30%, proposed: 111.6%. Please note the lot area calculations reflect Effective Lot Area defined in § 25-28.3 of the Municipal Code. The true lot area is approximately 14,352 SF.

The benefits of granting the Application outweigh any perceived detriments. The Property is well suited to handle the proposed improvements, which will not encroach upon the neighboring properties or negatively impact their light, air, or open space. The Applicant will provide the necessary professional testimony demonstrating that the Application may be granted without negative impact to the neighboring properties or zone district. For these reasons, as well as those that may be introduced at the public hearing on this matter, the Applicant respectfully requests that the Board grant the relief sought herein.