

TOWNSHIP OF WEST ORANGE APPLICATION FORM FOR THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

A. APPLICANT INFORMATION

Full Legal Name: Neil Patricia
(Last) (First)
Mailing Address: 13 Lowell Avenue West Orange NJ 07052
(Street) (City) (State) (Zip)
Telephone Number: (973) 202-3143 Email: neilpatti@yahoo.com

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other Home Owner

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

Relationship of the applicant to the property: ☒ Owner, ☐ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☐ Other (please specify) _____)

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

☒ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: _____

Address: _____

Telephone Number: (____) _____ Email: _____

C. PROPERTY INFORMATION

Street Address: 13 Lowell Avenue West Orange NJ 07052

Block Number(s): 46.02; Lot Number(s): 10

Tax Plate: 04; Zone of Property: R-5

The location of the property is approximately 250.00 feet from the intersection of
Lowell Avenue and Walker Road (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?

☐ Yes, Date(s): _____; ☒ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☒ None

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☒ Yes ☐ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☐ Variance "C1" Reason: ☐ shape of property; ☐ physical features; ☐ exceptional situation.
- 4) ☒ Variance "C2".
- 5) ☐ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☐ Site Plan: ☐ preliminary; ☐ final; ☐ preliminary and final; ☐ with variances; ☐ without variances.
- 9) ☐ Amended Site Plan.
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list.

Section: 25-7.1 pt.B; Proposed: 25.66'Ft.Yd; Description: Front Yd. Set Back Dist.

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)

Proposed 155sf open air covered porch projecting 4.33 feet into front yard setback.

The property is 7,500 (square feet); 0.1722 (acres)

Impervious Surface Coverage: Present: 28% (2,082sf); Proposed: 30% (2,238SF)

Building Coverage: Present: 17% (1,259sf); Proposed: 19% (1,414SF)

Is the property located:

Within 200 feet of another municipality? ☐ Yes ☒ No

Adjacent to an existing or proposed county road? ☐ Yes ☒ No

Adjacent to other county land? ☐ Yes ☒ No

Adjacent to a state highway? ☐ Yes ☒ No

F. EXPERTS

The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: N/A

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ENGINEER: N/A

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ARCHITECT: John Ginocchio

Telephone Number: (908) 202-8990 Email: ginocchioarch@gmail.com

Address: 16 Oakridge Road West Orange, NJ 07052

APPLICANT'S PLANNER: N/A

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): N/A

Telephone Number: () _____ Email: _____

Address: _____

If necessary, please list any additional experts below, including address, telephone number and email address.

N/A

G. REQUIREMENTS FOR VARIANCES

- 4A) Please attach a written statement labeled **"PROPOSAL"**, describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- 4B) Please attach a written statement labeled **"REASONS FOR RELIEF"**, which fully answers 4C-1, 4C-2 or 4D (Special Reasons) AND part 4E (Negative Criteria).
- 4C-1) (*For C1 variances only*) The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under *N.J.S.A. 40:55D-70c(1)*. List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.
- X 4C-2) (*For C2 variances only*) State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to *N.J.S.A 40:55D-70c(2)*. Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.
- 4D) (*For D variances only*) State the special reasons under *N.J.S.A 40:55D-70d* affecting this property.
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION
Drawing A-100	John Ginocchio	06/09/25 Permit
Drawing A-200	John Ginocchio	06/09/25 Permit
13 Lowell Ave Survey	Gary S. Moldovany	05/25/1998

I. NOTICE

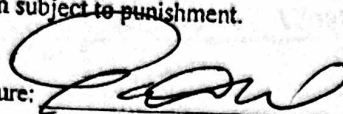
Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

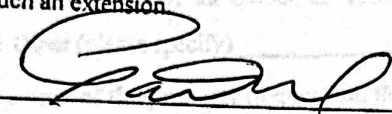
I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature: 

Date: 7/28/2025

CONTINUANCE

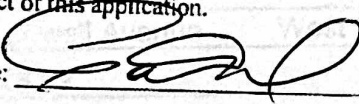
Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statute time limit, the applicant grants permission for such an extension.

Applicant's Signature: 

Date: 7/28/2025

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 13 Lowell Avenue in the Township of West Orange
in the County of Essex and the State of New Jersey;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 46.02;
Lot(s) 10 on the Tax Map of 04 which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature: 

Date: 7/28/2025

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.



13 Lowell Avenue "C" Variance Written Statement

Proposal(4A): The proposal is for a 175 square foot open air porch addition to the principle structure as situated at 13 Lowell Avenue in West Orange Block 46.02 lot 10. The original home was built between 1934 and 1948 as noted in Easton Architects 9/19/2019 Upper Gregory Intensive-Level Survey Report. The proposed addition to this property would work with the existing home's Dutch Colonial Revival vernacular to create a front facing gable element which center's the home's entry point while creating an open porch at the southwest corner of the existing home. The porch would have three Doric Order stylized columns, and a masonry base scaled within the existing home's proportions. This would allow our clients to relax in the shade in front of their home as well would provide cover from the rain when arriving home during storm events.

Reasons for Relief(4B)(4C2): The strict application of the provisions of Section 25-7.1 Part B "Bulk Regulations" for this R-5 Zoned property's "Minimum Front Yard" would not permit a covered porch addition to provide cover at the home's existing entrance as the only area to build outside of the existing front yard setback would be within a 5'-4" deep by 10'-8" wide corner of the dwelling's existing building footprint with no immediate connection to the front entry point of the home. This proposal would built in scale and harmony within the character of the neighborhood creating a new front porch which as designed would maintain a 25.66 foot front yard subsequently we respectfully request this variance to allow this covered but open porch to project 4.33 feet into the front yard setback so that our clients might be able to enjoy the benefits of a covered porch and entry way to their home that others in the township and along their street enjoy. We believe the benefits of this deviation to the Township's Zoning Ordinance would substantially outweigh any detriment to the Township.

The granting of this variance is believed to not be substantially detrimental to the public good and will not substantially impair the intent of the R-5 zone plan as situated in the Upper Gregory Section of West Orange.

This variance is believed to be able to be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone. Creating a porch for homeowners to gather allows also neighbors and West Orange Township community members a shaded & covered place to meet and approach homeowners without needing to provide immediate access to one's personal home.

We appreciate your consideration and look forward to subsequent discussions and meetings concerning this proposal for our clients.

Sincerely,

John Ginocchio/ RA