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Proposal

**Re: Juan & Zenobia Perez
66 Whittlesey Avenue
Block 129, Lot 60**

Juan and Zenobia Perez (collectively the “Applicant”) has filed an application to the West Orange Zoning Board of Adjustment requesting preliminary and final major site plan approval with associated use and bulk variance relief in order to construct an addition to the existing single-family dwelling and to convert the use of the property to a three-family dwelling. The subject property is located in a R-T Zone and the proposed three-family use is not permitted in the zone.

In order to improve and use the subject property as proposed in addition to preliminary and final major site plan approval the Applicant is requesting the following variance relief:

- D(1) Variance to permit the proposed three-family dwelling which is not a permitted use in the R-T Zone pursuant to West Orange Ordinance §25-7.1 Table of District Regulations Part A.
- C Variance for minimum front yard setback where a minimum front yard setback of 30 feet is required in the R-T Zone pursuant to West Orange Ordinance §§25-7.1 Table of District Regulations Part B and a setback of 9.29 feet is proposed.
- C Variance for maximum permitted lot coverage where a maximum lot coverage of 55% is permitted in the R-T Zone pursuant to West Orange Ordinance §§25-7.1 Table of District Regulations Part B and a lot coverage of 73.81% is proposed.
- C Variance for minimum required parking spaces where a minimum of 6 parking spaces are required pursuant to West Orange Ordinance §25-12.2 and 4 parking spaces are provided.

In addition to the above listed relief, the applicant is further respectfully requesting any and all other variance relief or waivers that the West Orange Zoning Board of Adjustment deems necessary for the approval of this application.

Dated: August 25, 2025