



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

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ROSE DESENA
Zoning Board Secretary

TO: Zoning Board Members

FROM: Paul Grygiel, AICP, PP, Township Planning Director

DATE: July 31, 2020

RE: **ZB-20-06/Miller**
Block: 48; Lot: 11; Zone: R-5
34 Dartmouth Road
Seeking "c" variances to construct a rear deck

INTRODUCTION/LAND USE

The applicant is requesting "c" variances for side yard setback and lot coverage to permit the construction of a 413-square foot deck to the rear of his house. The property is irregularly shaped, as it is located on a curve in Dartmouth Road. It is located in an R-5 zone, and the lot does not comply with the minimum lot area requirement for this zone. The surrounding area is primarily developed with single-family residences. Gregory Elementary School is located a short distance to the south.

SUBMISSIONS

<u>ITEM</u>	<u>PREPARED BY</u>	<u>DATE/REVISION</u>
Survey	John J. Galiano, P.L.S.	5/7/20
Architectural Plans (5 sheets)	Windigo Architecture, LLC	7/15/20



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VARIANCES REQUIRED

SECTION	REQUIRED	EXISTING	PROPOSED	VARIANCE
25-7.1 Minimum side yard setback	8 ft. + 10 ft.	3.0 ft. & 8.8 ft. to house	5.5 ft. & 10 ft. to deck	“c”
25-7.1 Maximum lot coverage	45%	60%	67%	“c”

DISCUSSION/RECOMMENDATIONS

The applicant is proposing to add a deck to the rear of an existing dwelling. The deck would be four to five feet above grade, with a three-foot high railing above and trellises below the deck. Access would be provided through a new door in the rear of the house and a stairway from the driveway.

The existing home has noncompliant side yard setbacks. The proposed deck will be setback further from each side property line. A ten-foot side setback will be provided from the deck on the side of the house where the driveway is located, while a 5.5-foot setback will be provided from the deck to the other side property line. The existing lot coverage exceeds the maximum permitted for the R-5 zone, and will be increased by the construction of the deck. No other changes are proposed on the property.





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