



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

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Mayor

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ROSE DESENA
Zoning Board Secretary

TO: Zoning Board Members

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

DATE: August 3, 2020

RE: **ZB-20-08/Master Form Engineering**
Block: 176.10; Lot: 10; Zone: R-5
32 Morris Road
Seeking "c" variance for front yard to expand dining room

INTRODUCTION/LAND USE

The applicant is requesting one "c" variance for projection into the required front yard setback to permit a three-foot deep addition to the existing garage.

The property is rectangular in shape, with 65 feet of frontage on Morris 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.

SUBMISSIONS

ITEM

SIGNED BY

DATE/REVISION

Survey & Site Plan
Elevation

James M. Emery, P.E.
James M. Emery, P.E.

4/21/20
4/21/20



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VARIANCES REQUIRED

SECTION	REQUIRED	EXISTING	PROPOSED	VARIANCE
25-7.1 Minimum front yard setback	30 ft.	30.5 ft.	27 ft. to garage addition	“c”

DISCUSSION/RECOMMENDATIONS

The applicant is proposing to expand an existing dwelling through the construction an addition to the front of its garage. The plans note the exterior finishes of the addition are “to match type and color as existing.” The application materials and plan indicated it will extend the garage three feet into the front yard, for a width of approximately 10 feet. However, the application indicates the front setback would be reduced from 30.5 feet to 27 feet. The applicant should explain the 0.5-foot discrepancy between the two figures.

The applicant indicates the current garage is “non-conforming as a garage.” Information should be provided regarding the dimensions of the existing garage and the basis for this statement (i.e. what section of the Township Land Use Regulations Ordinance is violated by the existing garage), as well as the dimensions of the proposed expanded garage.

It is noted a number of houses in the vicinity have garages that appear to be similar in size and location.





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