



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: March 8, 2021

RE: **ZB-21-05/Tamay**
Block: 125.02; Lot: 100; Zone: R-T
60 Cherry Street
Seeking "c" variances to construct an addition to a single-family residence

INTRODUCTION/LAND USE

The applicant is requesting variances for front and side yard setbacks and lot coverage to enclose a portion of a porch and construct an addition to his house. The property is rectangular, with 50 feet of width and 100 feet of depth. It is located in an R-T zone and complies with the minimum lot area requirement for this zone. The surrounding area is developed with residences as well as recreational and public uses, as it bounded on two sides by Ginny Duenkel Pool and its parking lot. Colgate Park and Edison Middle School are also in the vicinity. Photos are attached from my site visit on March 5, 2021.

SUBMISSIONS

<u>ITEM</u>	<u>PREPARED BY</u>	<u>DATE/REVISION</u>
Survey of Property	Gary S. Moldovany, PLS	11/7/19
Architectural Plans (3 sheets)	Lawrence Cirangle AIA	1/12/21



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VARIANCES REQUIRED

SECTION	PERMITTED	EXISTING	PROPOSED	VARIANCE
25-7.1 Minimum front yard	30 ft.	7.63 ft.	7.63 ft.	“c”
25-7.1 Minimum side yard	8 ft.	3.73 ft.	3.73 ft.	“c”
25-7.1 Maximum lot coverage	55%	56.44%	56.96%	“c”

DISCUSSION/RECOMMENDATIONS

The applicant is proposing to enclose part of an existing porch and construct an addition to the front of an existing single-family dwelling. The height of the proposed addition is approximately 22 feet, 8 ¼ inches. The area of the enclosed porch and a new vestibule on the first floor will be 172 square feet, and the second floor addition will include 146 square feet. An enclosed balcony will be provided on the second floor above the enclosed first floor porch. The front stoop will be expanded slightly, resulting in an increase in the existing nonconforming lot coverage.

No other changes appear to be proposed to the dwelling or property. The applicant should confirm that is the case.

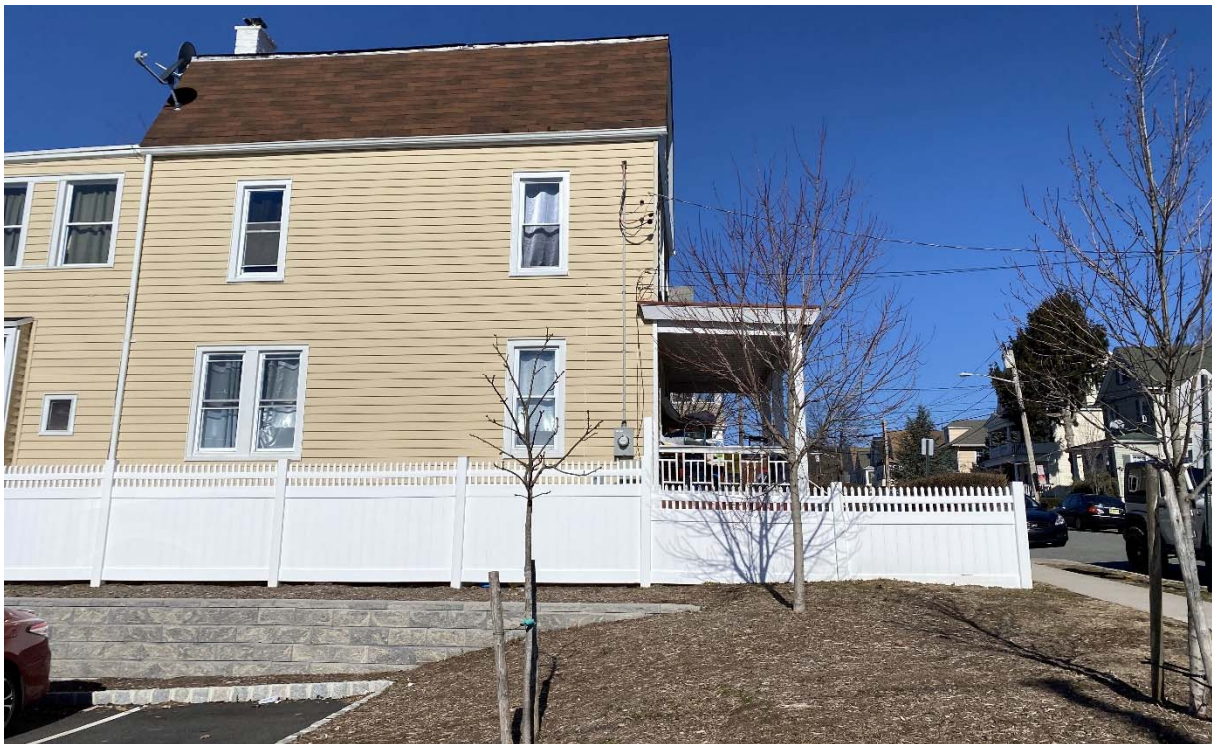
There is a discrepancy between the lot and building coverages listed on page 2 of the application form and the zoning table on the architectural plans. The applicant should confirm which figures are correct.

As noted, the existing house has noncompliant front and side yard setbacks, as is the case with a number of other dwellings in the vicinity.





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