



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

ROBERT D. PARISI
Mayor

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ROSE DESENA
Zoning Board Secretary

TO: Zoning Board Members

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

DATE: March 10, 2021

RE: **ZB-21-06/Rawls**
Block: 176.02; Lot: 7; Zone: R-6
7 Marmon Terrace
Seeking "c" variances to construct an addition to a single-family residence

INTRODUCTION/LAND USE

The applicant is requesting variances for side yard setback and lot coverage to construct an addition to the rear of his house and complete other improvements. The property is rectangular, with 50 feet of width and 175 feet of depth. It is located in an R-6 zone, and the lot does not comply with the minimum lot width requirement for this zone. The surrounding area is developed with a mix of land uses, including single-family residences, townhouses, office, commercial and institutional. Photos are attached from my site visit on March 5, 2021.

SUBMISSIONS

<u>ITEM</u>	<u>PREPARED BY</u>	<u>DATE/REVISION</u>
Architectural Plans (6 sheets)	Cindy J. Boerner-Lay	2/10/21
Survey of Property	David J. Von Steenburg	2/19/20



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VARIANCES REQUIRED

SECTION	PERMITTED	EXISTING	PROPOSED	VARIANCE
25-7.1 Minimum side yard	8 ft.	7.6 ft.	7.6 ft.	“c”
25-7.1 Maximum lot coverage	45%	46.68%	47.44%	“c”

DISCUSSION/RECOMMENDATIONS

The applicant is proposing to complete various improvements to an existing dwelling, notably constructing an addition to the rear of the house. The addition would be two stories in height and replace an existing one-story family room and attached shed. The west side wall of this addition would continue the existing side wall, which encroaches slightly into the required side yard setback. The existing enclosed front porch will be opened up to provide an open porch.

Other proposed improvements include new dormers, a deck and steps, a stepping stone rear path, a paver front path and an air conditioning compressor on the east side of the house, where a compliant side yard is provided. The proposed lot coverage would only increase slightly, as some existing paved areas will be removed and the addition will be in a location already covered by impervious surfaces.

There is an existing pool in the rear yard. The applicant should indicate whether it is proposed to remain.





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