



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: December 9, 2020

RE: **ZB-20-15/Dean**
Block: 46.05; Lot: 1; Zone: R-5
171 Walker Road
Seeking "c" variance to construct a rear deck

INTRODUCTION/LAND USE

The applicant is requesting a "c" variance for rear yard setback to permit the construction of a two-level deck that would replace an existing deck to the rear of his house. The property is irregularly shaped, as it is located on a curve in Walker 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 property is triangular, and slopes downward from west to east. The property is located in an R-5 zone. The surrounding area is primarily developed with single-family residences.

SUBMISSIONS

<u>ITEM</u>	<u>PREPARED BY</u>	<u>DATE/REVISION</u>
Survey	Bernard Criscenzo, P.L.S.	12/27/19



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Marked-up survey	not indicated	not dated
Plot plan	Stephen Majewski, A.I.A.	10/30/20
Architectural plans (2 sheets)	Stephen Majewski, A.I.A.	11/16/20

VARIANCES REQUIRED

SECTION	REQUIRED	EXISTING	PROPOSED	VARIANCE
25-7.1 Minimum rear yard setback	30 ft.	±23.5 ft. to house, ±15 ft. to one-level deck	±23.5 ft. to house, ±13.5 ft. to two-level deck	“c”

DISCUSSION/RECOMMENDATIONS

The applicant is proposing to replace an existing deck to the rear of an existing dwelling with a new two-level deck. The existing deck extends 8 feet, 7 inches from the first floor of the dwelling and is 11 feet, 10 inches across. The proposed new deck would extend 10 feet from the first floor and would be 25 feet, 4 inches across. It would be connected to a new deck above it that extends from the second floor. The second floor deck would also extend 10 feet out from the house, and would be 20 feet across, with a metal spiral staircase to its side, which would provide access to the lower deck. Two sets of stairs would extend from the lower deck to the yard. Lattice panels are proposed below the lower deck. No other changes are proposed to the existing house.

The existing house has noncompliant front, side and rear yard setbacks to the building walls. As noted, the property is irregularly shaped and is sloped, which limit the potential locations for site improvements.

