

April 21, 2021
Township of West Orange, NJ
Zoning Board of Adjustment
66 Main Street
West Orange, NJ 07052

PROPOSAL

Subject: Variance Application related to Ordinance 25-8.3 and 25-8.4 in relation to 532 Hillside Ter, West Orange, NJ. 07052.

To the Township of West Orange Zoning Board of Adjustment,

I am submitting this written proposal concerning the property located at the above-referenced address to request a variance in order to replace a 6ft tall privacy fence in the rear and North side of our property.

Here are a few reasons why I would love for you to reconsider and allow us an exception.

1. IMPROVED AESTHETICS: Our property backs up to a very busy alley/driveway. As you can see in the photo below, we currently have a 6-foot fence which is badly damaged, and we want to replace it with a new 6-foot privacy fence. A new fence will be much more visually appealing to all neighbors, increase property values, and will in no way impede anyone's access to their properties.



2. SAFETY: We have safety concerns for our young son who will soon be using the back yard. Glass, sharp rocks, and other debris find their way through the damaged fence and into our yard. The fence is leaning significantly due to the higher elevation behind our property. We want to ensure a strong stable fence is in place. Additionally, due to the slope of the ground, a 4 foot fence would only be 2.5 – 3 feet from the alley side, causing security concerns as someone can easily enter our yard.

On the North side of the yard it is our wish to continue the 6 foot privacy fence instead of using our neighbors chain link fence as a barrier. While we love our neighbors, they foster pitbulls. We are concerned for our son's safety as it would be easy to put an arm through the fence, potentially startling a traumatized animal and resulting in harm to our child.



3. PERSONAL QUIET SANCTUARY: As part of a full backyard rehab, we are looking to improve the function and use of our backyard. We want to enjoy living in West Orange to its fullest potential, including having the backyard of our dreams! A 4 foot privacy fence would be much lower than what we have now. It would further expose us to the noise, lights and traffic of an alley.



Lastly, we believe that zoning ordinance 25-8.3 can be improved by including an exemption for residents who have similar service roads in the back of their property and allow them to install similar privacy fences.

thank you very much.

Brandon LaGanke
532 Hillside Ter
West Orange, NJ. 07052