



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

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TO: Zoning Board Members

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

DATE: June 2, 2021

RE: **ZB-21-10/LaGanke**
Block: 1; Lot: 1.14; Zone: R-6
532 Hillside Terrace
Seeking "c" variance for fence in front yard on through lot

INTRODUCTION/LAND USE

The applicant is requesting a "c" variance to permit the construction of a six-foot tall fence in a front yard on a through lot, which will replace existing fencing on the property. The subject property is rectangular in shape, with 70 feet of frontage on both Hillside Terrace and a rear alley, and is 100 feet in depth. It is located in an R-6 zone.

The surrounding area is primarily developed with single-family residences. Vehicular access to a number of homes in the vicinity is provided by the rear alley.

SUBMISSIONS

ITEM

SIGNED BY

DATE/REVISION

Property Survey	Richard J. Hingos, P.L.S.	7/11/20
Marked up survey w/ fence location	Applicant	not dated



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VARIANCE REQUIRED

<u>SECTION</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
25-8.4b Solid fence location	Rear yard and side yard to rear of house	Front yard and side yards on secondary street frontage	Replace fence in front yard and side yards on secondary street frontage	“c”

DISCUSSION/RECOMMENDATIONS

The applicant’s property is a through lot with frontage on two streets: Hillside Terrace and a rear alley. Per Section 25-8.3 of the Land Use Regulations Ordinance, each street frontage is subject to the front yard regulations, even if one of the yards functions as a rear yard to a dwelling.

The applicant is requesting approval to replace an existing six-foot tall wood privacy fence around the yard to the rear of the dwelling with another six-foot privacy fence. The fence is proposed to be located along both side property lines from the alley right-of-way line and across the yard along the right-of-way. The fence also extends to a point along each side of the house, then connects to the house to enclose the yard. No other changes are proposed as part of this application.

It is noted several other dwellings fronting on Hillside Terrace and on South Valley Road have solid fences along their “rear” frontage on the alley, as shown in one of the attached photographs taken on May 24, 2021.

The applicant should confirm what type, material and color of fence is proposed to replace the existing fence, as well as whether the existing wood fence that crosses the yard is proposed to remain.





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