



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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TO: Zoning Board Members

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

DATE: June 4, 2021

RE: **ZB-21-12/Sanchez-Nunez**
Block: 113.02; Lot: 112; Zone: R-T
35 Llewellyn Avenue
Seeking “c” variance for fence in front yard on through lot

INTRODUCTION/LAND USE

The applicant is requesting a “c” variance to not provide one parking space in a garage. The property is essentially rectangular in shape, with 30 feet of frontage on Llewellyn Avenue and depth ranging from 105.7 to 107.6 feet. It is located in an R-T zone, and the property is undersized per the zoning requirements.

The surrounding area is primarily developed with residential uses.

SUBMISSIONS

ITEM

SIGNED BY

DATE/REVISION

Property Survey
Architectural Plans (3 sheets)

David J. Von Steenburg, P.L.S.
Edward T. Chudzinski, Jr., A.I.A.

4/2/21
4/26/21



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VARIANCE REQUIRED

<u>SECTION</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
25-12.2a.1. Garage parking spaces for single-family detached dwelling	Minimum of 1 parking space shall be provided in a garage	None	None	"c"

DISCUSSION/RECOMMENDATIONS

The applicant's property is an undersized lot with an existing narrow driveway on one side of the dwelling but does not have a garage at present. Site photographs taken on May 24, 2021 are attached.

The applicant has submitted architectural plans for the construction of a garage, which would be located in the northeast corner of the property. The application does not discuss the submitted plans, but only requests not to build a garage and perhaps construct a storage shed instead. The applicant should address the above through testimony.





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