



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

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Mayor

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TO: Zoning Board Members

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

DATE: July 26, 2021

RE: **ZB-21-16/Reichman**
Block: 148.05; Lot: 48; Zone: R-6
12 Moore Terrace
Seeking "c" variances for coverage and accessory use setbacks

INTRODUCTION/LAND USE

The applicant is proposing an addition to an existing dwelling and to replace an existing detached garage in the same location. The application requires "c" variances as described below. The property is rectangular in shape, with 50 feet of frontage on Moore Terrace and depth of 125 feet. It is located in an R-6 zone, and is deficient in terms of lot width at present. Site photographs taken on July 8, 2021 are attached.

The surrounding area is primarily developed with single-family residences.

SUBMISSIONS

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Survey of Property	David J. Von Steenburg, P.L.S.	2/18/20
Architectural plans (6 sheets)	Nancy Dougherty, AIA, LEED AP	6/4/21



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VARIANCES REQUIRED

<u>SECTION</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
25-7.1 Maximum lot coverage	45%	43.1%	46.9%	“c”
25-8.1 Accessory use setback	5 feet	2.44 ft. side, 2.27 ft. rear	2.44 ft. side, 2.27 ft. rear	“c”

DISCUSSION/RECOMMENDATIONS

The applicant is requesting approval to construct an addition to an existing house, add a deck and replace an existing detached garage with one that is a bit larger. The increase in the size of the dwelling and the garage, along with an expansion of the driveway, will increase the lot coverage above the maximum permitted. Variances are also required for the garage setbacks. It is noted that pursuant to Section 25-8.2e of the Land Use Regulations Ordinance, “An existing private garage for a one-family or two-family dwelling may be rebuilt within its same footprint.” This ordinance section is not applicable to the subject application as the garage’s footprint is being expanded slightly, but it is noted its side and rear setbacks will remain the same.





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