



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: August 10, 2021

RE: **ZB-21-17/Trusca**
Block: 77; Lot: 7; Zone: R-3
36 Gregory Avenue
Seeking “c” variance for side yard for already constructed deck

INTRODUCTION/LAND USE

The applicant is requesting a “c” variance to permit a deficient side yard setback for a previously installed deck. The property is trapezoidal in shape, with 62.5 feet of frontage on Gregory Avenue and lot depth of approximately 104 feet. It is located in an R-3 zone. Site photographs taken on July 8, 2021 are attached.

The surrounding area is primarily developed with residential uses.

SUBMISSIONS

ITEM

SIGNED BY

DATE/REVISION

Survey of Property
Proposal narrative

James W. Halsey, P.L.S.
Dorina Trusca & Viorel Trusca

11/2/1990
6/27/2021



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VARIANCES REQUIRED

<u>SECTION</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
25-7.1 Minimum side yard	15 ft.	+/- 3 to 3.5 ft.*	3.5 ft.	“c”
25-8.2a Minimum rear yard to deck	32 ft.**	29 ft.*	3.5 ft.	“c”

*Not legally permitted – deck already installed in 2012 without variance approval

** 40 foot rear yard required in R-3 zone, “unroofed terrace” may encroach up to 8 feet into required rear yard

DISCUSSION/RECOMMENDATIONS

According to the application, in 2012 the applicants had a deck constructed but permits and other approvals were not obtained by the applicants’ contractor. The deck has been utilized since November 2012. Additional discussion regarding the proposal is provided in the application package.





View of deck and neighboring property to south



View of southern property line from front



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Front of house



Driveway on north side of property



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