



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: August 11, 2021

RE: **ZB-21-19/Alleyne**
Block: 151.03; Lot: 17; Zone: R-6
7 Deerfield Drive
Seeking "c" variances for conversion of garage

INTRODUCTION/LAND USE

The applicant is requesting to convert an existing one car garage to living space. This change would require "c" variances for number of parking spaces and not providing one parking space in a garage. The property rectangular in shape, with 55 feet of frontage on Deerfield Drive and depth of 115 feet, and is located in an R-6 zone. The surrounding area is primarily developed with residential uses, other than a hotel fronting on Prospect Avenue which abuts the subject property.

SUBMISSIONS

ITEM

SIGNED BY

DATE/REVISION

Property Survey
Architectural Plans (2 sheets)

William P. Swift, P.L.S.
Albert Birch, Jr., R.A

3/4/20
3/15/20



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VARIANCES REQUIRED

<u>SECTION</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>VARIANCE</u>
25-12.2a.1. Number of parking spaces for single-family detached dwelling	Minimum of 2.5 parking spaces for 4-bedroom house	2*	1	"c"
25-12.2a.1. Garage parking spaces for single-family detached dwelling	Minimum of 1 parking space shall be provided in a garage	1	0	"c"

*Per 25-12.2a.2b: "A one-car garage and driveway combination shall count as 2.0 off-street parking spaces, provided the driveway measures a minimum of 18 feet in length between the face of the garage door and the right-of-way." The driveway length is 26.92 feet from the garage door to the right-of-way.

DISCUSSION/RECOMMENDATIONS

The applicant's property is developed with a four-bedroom house that has a one car garage at present. A driveway is located in front of the garage. While the driveway would appear to be deep enough to accommodate two cars, its depth within the boundaries of the property is less than 36 feet and therefore is considered as a single parking space per zoning requirements. Site photographs are attached to the application.

The applicant has submitted architectural plans for the conversion of the existing garage, which has dimensions of approximately 11 feet by 25 feet, to living space. The proposed converted area is labeled as a dining room and family room. The only reasoning cited in the application in support of the variance is the size of the family and the desire for additional living space.

