

STONEFIELD

Summary of Requested Relief

TO: Township of West Orange – Zoning Board of Adjustment
ATTN: Diana Chandler-Zimmermann

FROM: Stonefield Engineering & Design LLC

RE: Proposed Renovation & Addition
Block 134.02, Lots 75.03, 79 & 81
66 Franklin Avenue
Township of West Orange, Essex County, New Jersey

DATE: January 6, 2022

The above referenced project requires the following variances and design waivers/exceptions:

- A. Variance from the Township of West Orange Zoning Ordinance, Section 25-7.1, Table of District Regulations – Part A: Permitted Uses, to permit the use of commercial vehicle parking in Zone B-I where such use is not permitted.
- B. Variance from the Township of West Orange Zoning Ordinance, Section 25-7.1, Table of District Regulations – Part B: Bulk Standards, to permit a lot coverage of 81% (8,062 square feet) where the maximum requirement is 75% (7,500 square feet).
- C. Variance from the Township of West Orange Zoning Ordinance, Section 25-7.1, Table of District Regulations – Part B: Bulk Standards, to permit a building height of 3 stories where the maximum requirement is 2.5 stories.
- D. Variance from the Township of West Orange Zoning Ordinance, Section 25-7.1, Table of District Regulations – Part B: Bulk Standards, to permit front yard setback of 5.2 feet where the minimum requirement is 30 feet.
- E. Variance from the Township of West Orange Zoning Ordinance, Section 25-8.4.C., to permit a fence not exceeding six (6) feet in height in the front yard where such fences are only permitted in the side and rear yards.
- F. Variance from the Township of West Orange Zoning Ordinance, Section 25-11.3.B., to permit a landscaping buffer strip width of 5.1 feet where the minimum requirement is 20 feet.
- G. Variance from the Township of West Orange Zoning Ordinance, Section 25-12.1.B., to permit curbing zero (0) feet from a structure where the minimum requirement is five (5) feet.
- H. Variance from the Township of West Orange Zoning Ordinance, Section 25-12.1.H.6., to permit a driveway width of 20 feet for two-way traffic where the minimum requirement is 24 feet.

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- I. Design waiver/exception from the Township of West Orange Zoning Ordinance, Section 25-14.2., to permit a parking area illumination level of 1.5 footcandles where the minimum requirement is 2.0 footcandles.
- J. Variance from the Township of West Orange Zoning Ordinance, Section 25-15.3.C.1.B., to permit a sign area of 39 square feet where the maximum requirement is 33 square feet.
- K. Variance from the Township of West Orange Zoning Ordinance, Section 25-15.3.C.1.B., to permit a sign height of 3 feet where the maximum requirement is 2 feet.
- L. Design waiver/exception from the Township of West Orange Site Plan/Subdivision Checklist, to permit existing and proposed grading contours approximately 50 feet beyond subject property where the minimum requirement is 200 feet.