



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

ROBERT D. PARISI
Mayor

Tel: (973) 325-4108
Fax: (973) 325-6359
Email: zoningboard@westorange.org

TO: Zoning Board Members

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

DATE: March 2, 2022

RE: **ZB-22-01/Siju**
Block: 172.03; Lot: 23; Zone: R-5
20 Lorelei Road
Seeking "c" variance for expansion of existing house

INTRODUCTION/LAND USE

The applicant is requesting approval for a side yard variance for an expanded home that was not built in accordance with approved plans. The property is a corner lot with dimensions of approximately 125 feet by 90 feet, although the corner is curved. Site photographs taken on March 2, 2022 are attached.

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

SUBMISSIONS

ITEM

SIGNED BY

DATE/REVISION

Boundary Survey
Architectural plans (7 sheets)

Belton Brevard IV, P.L.S.
Christopher O. Dougherty, RA, AIA

11/16/21
1/13/22



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VARIANCES REQUIRED

<u>SECTION</u>	<u>REQUIRED</u>	<u>PRIOR EXISTING</u>	<u>CONSTRUCTED</u>	<u>VARIANCE</u>
25-7.1 Minimum side yard	10 ft./8 ft.	15.53 ft./38.23 ft.	15.53 ft./0.6 ft.	"c"

DISCUSSION/RECOMMENDATIONS

The applicant is requesting approval of a side yard setback variance for an addition that encroaches into the side yard. The existing dwelling on the property was substantially smaller prior to the construction additions to it, which expanded the house outward and upward. The architectural plans note a one-story addition is proposed. However, as shown on the attached photographs, the addition is three stories in height as viewed from the side.

The architectural plans indicate a side setback of 0.6 feet, while the survey indicates 0.9 feet. The applicant should confirm which is correct.

Additional information should be provided to confirm the calculations on the zoning schedule, particularly for building coverage and height. There are also discrepancies between the front porch and stairs, as well as site grades, shown on the plans and what actually exists.







