



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: March 9, 2022

RE: **ZB-22-03/Perlman**
Block: 160.01; Lot: 30.04; Zone: R-1
314 Walker Road
Seeking "c" variances for expansion of existing house

INTRODUCTION/LAND USE

The applicant is requesting approval for side yard and rear yard variances to construct an addition to an existing home, which will also replace an existing detached garage. The property is trapezoidal in shape, with 105 feet of frontage on Walker Road and lot depth ranging from 142 feet to 210 feet. Site photographs taken on March 8, 2022 are attached.

The subject property is located adjacent to and across the street from Rock Spring golf course, and the surrounding area is otherwise primarily developed with single-family residences.

SUBMISSIONS

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Boundary Survey	James M. Helb, PE, PLS, PP	4/11/16
Architectural plans (5 sheets)	Adam Womelsdorf, RA	1/26/22



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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	25 ft.	54 ft. 8 in.	19 ft. 10 in.	“c”
25-7.1 Minimum rear yard	50 ft.	63 ft. 4 in.	38 ft. 8 in.	“c”

DISCUSSION/RECOMMENDATIONS

The applicant is requesting approval of side yard and rear yard setback variances to construct a one-story addition to the existing dwelling. There is currently a detached garage on the property, which will be removed and replaced by an attached garage located in the addition. It is noted the existing garage proposed to be replaced is located in the rear yard, with a shed attached to its rear. The setbacks to the rear property line from these structures is 17.22 feet and 8.49 feet, respectively. The driveway will be reconfigured and reduced in length, which will help reduce the lot coverage from existing conditions.

The proposed addition will be set back beyond the front wall of the existing dwelling and will be located over 75 feet from the front lot line, while 40 feet is the minimum required front yard in the R-1 zone. It is noted the subject property is substantially undersized for the R-1 zone, as it is 19,321 square feet in area while the required minimum lot area is 80,000 square feet.





