



# 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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**ROSE DESENA**  
*Zoning Board Secretary*

**TO:** Zoning Board Members

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

**DATE:** April 4, 2022

**RE:** **ZB-21-07/Rozenfeld**  
Block: 161.02; Lot: 26; Zone: R-5  
5 Maple Avenue  
Seeking "c" variance for circular driveway

### INTRODUCTION/LAND USE

The applicant is requesting a "c" variance to construct a circular driveway within the front yard of a corner lot, which has been partially constructed. No changes are proposed to the dwelling itself as part of this application.

The property is located in an R-5 zone. The surrounding area is primarily developed with single-family residences. The Rock Spring golf course is located on the north side of Walker Road and the South Mountain Reservation is a short distance to the west.

### SUBMISSIONS

#### ITEM

#### SIGNED BY

#### DATE/REVISION

Survey  
Survey with driveway drawn on it

James M. Helb, P.L.S  
Not signed or dated

8/24/16



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## **VARIANCES REQUIRED**

| SECTION                                                                                 | REQUIRED | EXISTING     | PROPOSED | VARIANCE |
|-----------------------------------------------------------------------------------------|----------|--------------|----------|----------|
| 25-12.4.b.2 Maximum portion of required front, side or rear yard used as a parking area | 30%      | Not provided | 33%      | “c”      |

## **DISCUSSION/RECOMMENDATIONS**

The applicant is proposing to add a circular driveway in front of an existing dwelling that is currently being renovated. A prior application for this proposal, ZB-20-13, was withdrawn. As shown in the attached photos from my site visit on October 26, 2020 for application ZB-20-13, the new driveway was already partially constructed. The new driveway connects to an existing driveway that is located approximately five feet from the southern property line. Existing sidewalks in the front yard where the circular driveway is proposed are to be removed.

No changes to the dwelling or other areas of the property are being requested as part of this application. However, the submitted survey is from 2016 and it appears dwelling has been expanded since then, and as noted it is currently being renovated. The applicant should provide testimony and/or an updated survey showing these changes, as the one submitted does not accurately reflect existing conditions.

As indicated, a variance is required from the following requirement in Section 25-12.4.b.2 pertaining to parking in residential districts: “Not more than thirty (30%) percent of the area of a minimum required front yard, rear yard or side yard shall be used as a parking area.” The applicant has provided calculations indicating that amount of coverage on the site and the portion of the front yard utilized for parking.





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