

Re: 1 Normandy Terrace

Zoning Application

Part G _Requirements for Variances

Variance Requested: Minimum Front Yard for Zone R-5, 30 feet (§25-7.1)

Dear Sir/Madam:

The Following is in response to the zoning application Part G, Items 4A, 4B, 4C-1, and 4-E request for explanations, descriptions, and supportive statements regarding the subject requested variance.

4A) PROPOSAL

The variance requested would allow for a rectangular porch to be constructed in front of the premises located at 1 Normandy Terrace. The subject property is 0.11 acres and zoned as a single-family residence, as are the adjacent properties to the north, south, east, and west. This property is located at the northwest corner of the intersection of Buckingham Road and Normandy Terrace. The resulting action will be within the minimum required front yard area of 30 feet, as required by §25-7.1 of the Revised General Ordinances of the Township of West Orange. This resulting action will not encroach into the front yard further than the existing front steps.

4B) REASONS FOR RELIEF

4C-1) The strict enforcement of the applicable zoning ordinance would result in peculiar and exceptional practical difficulties as under N.J.S.A 40:55D-70c(1) to the owner as:

- The property at 1 Normandy Terrace is exceptionally shallow at only 50 feet in total. Consequently, the property's structure (dwelling) is 15.58 feet from the front property line and roughly 20 feet from the curb line of Normandy Terrace
- Occupants, particularly children and elderly, would be provided a safer entrance/egress

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4C-2) Relief from the zoning ordinance will not be substantially detrimental to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance. Some of the following purposes of the MLUL (40:55D-2) would be advanced by a deviation from the zoning ordinance requirement:

- Promote the safety and general welfare (a) by encouraging a safer egress path from the dwelling,
- Provide sufficient space in appropriate locations for residential uses and open space to meet the needs of all New Jersey citizens (g) by creating appropriate space for residential use by occupants and neighbors,
- Promote a desirable visual environment through creative development techniques and good civic design and arrangement (i) by improving the aesthetics of the dwelling and surrounding neighborhood.

4E) For the reasons stated above, granting this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. The variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

I respectfully look forward to your review and approval of this variance. Please contact my should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathaniel Saviet', followed by a horizontal line extending to the right.

Nathaniel Saviet

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