



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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TO: Zoning Board Members

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

DATE: April 4, 2022

RE: **ZB-22-04/Saviet**
Block: 155.10; Lot: 26; Zone: R-5
1 Normandy Terrace
Seeking "c" variance for addition of porch to existing house

INTRODUCTION/LAND USE

The applicant is requesting approval for a front yard variance to construct a porch on the front of an existing home, which will replace existing stairs. The property is corner lot that is essentially rectangular in shape, with frontage of approximately 100 feet on Normandy Terrace and 50 feet on Buckingham Road.

The subject property is located in an area primarily developed with single-family residences.

SUBMISSIONS

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Property Survey	Babatunde Adewunmi, P.E., L.S.	10/23/21
Marked up survey and photos	(not signed)	undated



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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 front yard	30 ft.	15.21 ft. to garage, 15.58 ft. to front wall of house	±10.5 ft. to new porch	"c"

DISCUSSION/RECOMMENDATIONS

The applicant is requesting approval of a front yard setback variance to add a front porch to the existing dwelling. There are currently stairs at the front door. The proposed porch would replace the stairs and extend across part of the house's front façade. New stairs would be constructed on the side of the porch. The porch is proposed to be 13 feet wide by five feet in depth.

It is noted the subject property is undersized for the R-5 zone, as its area is approximately half the required minimum lot area of 10,000 square feet.

The applicant should confirm whether the existing paver walk providing access to the front stairs will be removed, and whether a new walkway is proposed from the new stairs to the driveway.



