



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 2, 2022 – *revised July 18, 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

The applicant has submitted additional information as requested by the Board at its May 19, 2022 meeting. This memorandum supplements my original review memorandum dated March 2, 2022. New information is denoted in **bold**, deletions are shown in ~~striketrough~~.

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

<u>ITEM</u>	<u>SIGNED BY</u>	<u>DATE/REVISION</u>
Boundary Survey	Belton Brevard IV, P.L.S.	11/16/21



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Various additional documents were submitted**VARIANCES REQUIRED**

<u>SECTION</u>	<u>REQUIRED</u>	<u>PRIOR EXISTING</u>	<u>CONSTRUCTED</u>	<u>VARIANCE</u>
25-7.1 Minimum side yard	8 ft.	15.53 ft.	0.6 ft.	"c"
25-7.1 Maximum building height	35 ft.	20 ft.	36.6 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.

It is clear from the additional documents that were submitted that the expanded home that was constructed is significantly different than what was shown on the approved plans. As best as I can discern from this information, the relief required is as listed in the above table. It is noted the existing front yard setback to Lorelei Road is just under the 30 foot minimum required, but this existing nonconformity is not being changed.

