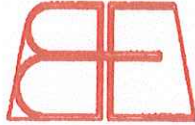


# **BABS ENGINEERING, P.C.**

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January 15, 2021

South Orange Zoning Board

Township of South Orange Village

76 South Orange Avenue

South Orange, NJ 07090

RE: Application No. 1044

12 Glenview Road

South Orange, NJ 07090

Block 1602, Lot 3

Bulk Variance Relief

Response to Boards Planner's Greer Patras Comments dated December 30, 2020.

Dear Sir/ Madam:

Attached are 20 sets of revised plans as per the Planner's Comments.

## **i. Existing Conditions**

- A. The property is a 10,011 SF (0.23AC) lot and is located at 12 Glenview Road. The lot consists of a 2-story single-family dwelling with a macadam driveway, slate patio, concrete walkway and lawn area around the building.
- B. The property is located in Residence A-100 (RA-100) Zone.

## **ii Project Proposal**

- A. The applicant proposes to install a 512.72sf of deck at the rear of the building. This decreases the rear yard setback from 21.48' to 11.48', thereby not satisfying the minimum rear yard setback of 16'.
  - 1. Basement
    - The creation of the ½ bathroom has been approved by the building department.
    - The expansion of the existing bathroom has been approved by the building department.
  - 2. First Floor
    - The removal of the bedroom has been approved by the building department.
    - The creation of a full bathroom has been approved by the building department.

- The expansion of the existing bathroom has been approved by the building department.
- The expansion of the sunroom (58.66SF) with new windows and landing areas has been approved by the building department.

B. The bulk table has been included in plan sheet T-1.

### **iii COMPLETENESS DISCUSSION**

#### **A. Submission Waivers**

We are requesting submission waivers for the following:-

#6 - Deed and Affidavit Title for Lands

#10 - Letter signed by Officer of the water Company, Sewer Authority, or other Utility

#11 - County Application form

#12 - Completed County health Department Application

#13 - HEPSCD Application

#14 - New Jersey State Approvals

#16 - Final Plat/ Site plan

#31 - Historic site or District Identification

#35 - Existing Critical environmental Areas

#36 - Existing Trees

#44 - Structures within 200'

#45 – Shortest Distance Between Buildings

#### **B. Outstanding Items**

1. Item #5 - Certified list of property owners within 200' is included in this submission.
2. Item #9 – Public hearing notification form was sent to property owners within 200'. Also a notice was placed in the Local News paper. Copies are included in this submission.

3. Item #18 – Photographs of the subject premises are shown in plan sheet A-9.
4. Item #30 - Zoning Compliance schedule is shown in plan sheet T-1.
5. Item #32 Original boundary survey used to prepare the plans is included in this submission.
6. Item #33 – The existing and proposed setback lines are shown on the site plan in sheet T-1.

We thank you for your time. If you have any questions, please do not hesitate to contact us.

Very truly yours,

BABS Engineering, P.C.

A handwritten signature in dark ink, appearing to read 'Babatunde Adewunmi', written in a cursive style.

Babatunde Adewunmi, PE, LS, RA, PP  
cc: Marsha M. MFile: 2019-0108-1