WILLIAM D. MOLEMORE & WIFE, owners of property known as 176 Walnut Street, Montclair, N.J., assigned on the 1956 Tax Map of said Town as Map 34, Block B, Lot No. 54, on the 11th day of September, 1956, filed an application with the Board of Adjustment of the Town of Montclair appealing from the denial by the Inspector of Buildings of a permit to convert an existing 2-story frame dwelling located in the R-3 (Garden Group) Zone from two-family to three-family occupancy by making certain interior alterations as shown on the plans filed with the application. The Inspector of Buildings denied the issuance of a permit because of non-conformity with the Zoning Ordinance of the Town of Montclair as follows: (1) The principal building occupies approximately 3% percent of the ground area of the lot, whereas only 25 percent coverage is permitted by Section 10 (a) (1). (2) A setback varying from 44.55 ft. to 47.76 ft. from the center line of Walnut Street is provided in lieu of 55 ft. as shown on the Building Zone Map and required by Section 10 (a). (3) No garage or off-street parking facilities are provided, whereas garage or off-street parking facilities for not less than the number of family dwelling units on such lot is required by Section 25 (a). The applicants having given the required notice of application and having filed proof of the service of such notice, and the application having come on to be heard before the Board of Adjustment on Thursday night, October 18, 1956, and said Board having heard and considered the testimony presented,

It is, on this 18th day of October, 1956

DEcIDED AND DETERMINED

(1) That the structure on the premises is presently occupied and used by two families, and that the property which is the subject of this application is in the R-3 (Garden Apartment) Zone.

(2) That the apartment in this building, which is proposed to be converted into one additional apartment, is presently a seven-room apartment, which the owner has experienced considerable difficulty in renting—it being too large and expensive to rent from an economic standpoint.

(3) That there is no off-street parking provided at the present time for the two apartments in the structure, but it was determined that there is ample area in the rear of the property to which access can be made available from Walnut Street for the parking of three automobiles.

(4) That the conversion as proposed in this application would not alter the dimensions or the appearance of the exterior of the building, and that the alterations necessary to accomplish the conversion from two to three families as proposed in the plans submitted with this application would all be within the interior of the building.

(5) That the Board of Adjustment is of the opinion that this conversion permit can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance.

IT IS, THEREFORE,

RESOLVED: That the Board of Adjustment of the Town of Montclair approves the application of William D. Molemore & Wife for the conversion from two to three families of the premises known as 176 Walnut Street, in accordance with the plans and testimony presented at the public hearing on this application, on condition (1) That an offstreet parking area be provided to the rear of the property with access from the street, to accommodate three automobiles; (2) That the construction entailed in the conversion be commenced within sixty (60) days of the date of the filing and publishing of this decision.

Robert F. Edwards, Secretary.

Board of Adjustment of the Town of Montclair, in the County of Essex