This report reviews an application filed with the Board of Adjustment for site plan a use variance to expand a nonconforming two-family use. This report reviews the following submission items:

- Application for Development dated and received May 4, 2023
- Property survey prepared by Caulfield Associates, LLP dated November 7, 2018, received May 4, 2023
- 3-page architectural plan set prepared by Brinkman Architecture LLC dated May 1, 2023, received May 4, 2023
- 1-page site plan and zoning information exhibit prepared by Brinkman Architecture LLC dated May 30, 2023, received May 31, 2023
- 3-page photograph exhibit received May 4, 2023

**Site Description**
The subject property is located on the west side of Grove Street. The property has 65 feet of frontage along Grove Street, is approximately 200 feet deep with a small jog at the southwest corner of the property. It is 13,195.6 SF or 0.30 acres in area. It is improved with a 2.5-story two-family house with a driveway along the north property edge leading to a paved parking area to the rear of the house. The two floors of the house contain separate dwelling units with the second-floor unit accessed from an entrance on the north side of the house. The second-floor unit has a finished room at the attic level.

On January 24, 1968, the Board of Adjustment approved a d(2) use variance to allow the expansion of the non-conforming two-family house to construct a one-story addition on the front of the house to expand the living spaces of the first-floor unit.

Surrounding properties include single-family detached houses.
Project Description
The applicant proposes to construct two additions. A one-story addition will be constructed on the west side of the existing one-story portion of the front of the house. A two-story addition will be constructed across the rear of the house. The additions will enlarge the first-floor dwelling unit only. Modifications include the addition of a bathroom and relocation of a bedroom on the first floor, and conversion and enlargement of the existing rear sunroom into a living room with a new stair to new living space on the second floor for the first-floor unit to include a new master suite with a bedroom, walkthrough closet, and bathroom.
Net impervious coverage will increase by 127 SF.

**Review by Historic Preservation Commission**
The property is located within the Wildwood Avenue potential historic district as identified in the Historic Preservation Element of the Master Plan. This application was reviewed by the Historic Preservation Commission for comment at their June 8, 2023 meeting in accordance with Montclair Code §347-142. A report containing the HPC’s comments and the HPC preservation consultant’s report are included with application materials.

![Subject property on the Township Historic Inventory Viewer](image)

**Zoning**
The subject property is in the R-1 One-Family zone district, as are all surrounding properties.

![Subject property on the Township Zoning Map](image)

Pursuant to NJSA 40:55D-70d(2), the proposal requires a use variance for expansion of a preexisting nonconforming use. Two-family houses are not a permitted use in the R-1 zone district.
Note that the plans identify that a bulk variance is needed from **Montclair Code §347-45C(4)** to allow the principal structure to have a width greater than 65% of the lot width, but because the existing nonconforming width of the structure is not being increased with the proposed additions, this variance is not needed.

**Planning Considerations**

The applicant should explain in testimony whether the site can accommodate parking for 4 vehicles as required by the New Jersey Site Improvement Standards (2.5 for the 4-bedroom first-floor unit, 1.5 for the 2-bedroom second-floor unit).
Photos
Photos taken by staff on May 15, 2023

Figure 5: Subject property viewed from Grove Street
Figure 6: Front/east elevation
Figure 7: Rear/west elevation
Figure 8: South side of rear sunroom
Figure 9: West side of the front one-story portion of the house where the one-story addition is proposed