TO: Board of Adjustment  
FROM: Graham Petto, PP/AICP 
DATE: July 7, 2021  
RE: App. 2732: Michael Bender – 18 Waterbury Road  
(Block 3410, Lot 24)

This application has been filed to the Board of Adjustment for bulk variance relief to construct a garage to the rear of the existing dwelling on the subject property.

This report reviews the following items submitted for this application:

- Application for Development dated March 24, 2021
- One-page architectural plan set prepared by Steven Corso, Architect, LLC
- One page property survey prepared by Richard J. Hingos, Inc., dated October 17, 2007

Site Description

The subject property is an interior lot located on the west side of Waterbury between Watchung Avenue to the south and Gordonhurst Avenue to the north.

The property is currently developed with a two and a half story dwelling.  
The property is approximately 8,175 sq. ft. or about 0.19 acres in size.  The subject property has about 60 feet of frontage along Waterbury Road and about 136 feet of depth.

Project Description

The applicant proposes to construct a new one car garage with an attached carport canopy and storage area on the subject property.  The proposed garage will be 10 feet wide, with the attached canopy measuring 10 feet as well.  The garage will have a depth of 24 feet with the rear portion containing a storage area accessed by a rear door.  The garage will have a height of 15 feet.
Figure 1 - Tax Map of the subject property

Figure 2: Aerial view of subject property.
Figure 3: A photo of the subject property, February 2021

Figure 4: Existing zoning for subject property.
Zoning

The subject property is in the R-1: One-Family zone district. The required minimum lot width is 70 feet and the subject property has a lot width of 60.5 feet. The applicant is requesting variance relief from the following sections of the Montclair Code:

The applicant requests “C” variance relief from:

- **Montclair Code § 347-46A(2)(a):** The applicant requests a variance of the required side yard setback for accessory structures on interior lots. The applicant proposes a side yard setback of 3 feet where a minimum of 6 feet is required. The existing metal garage on the property has a side yard setback of 3.8 feet.

Historic Context

The subject property is located within the Marlboro Park Historic District, a National and New Jersey listed Register of Historic Places district. Marlboro Park is a turn of the century residential railroad development constructed between about 1870 and 1925. The dwelling at 4 Waterbury Road is a classical Revival dwelling constructed around 1900 and designed by Dudley S. Van Antwerp.

The dwelling on the subject property was constructed around 1902.