

Narrative of Proposal - 19 Halsey St.

To the Metuchen Office of Planning/Zoning,

I am submitting this Application for Development as part of an effort to replace the one-story, wooden porch on our property with a two-story addition. Our initial Zoning Permit application was denied on January 6, 2023. We kindly request your consideration of a D-2 Use Variance and multiple C Variances so that we make these improvements to our house.

Our home is a two and a half story, single-family residence, estimated to have been built around 1890. The house includes one bathroom with no bathtub and a wooden porch that is used as a rear entrance and mudroom. That porch is falling apart. We seek to replace the wooden porch with a two-story addition. The first floor would include a new mudroom, a half bathroom, and a den. The second story would expand on an existing bedroom to create a new master bedroom with a full bathroom. While we feel that our family greatly needs more space as our son grows up, we were eager to develop plans that did not disrupt the character of the home or the borough. As a result, we limited how far back we would build to what was necessary to include the space we desired.

All but one of the variances we require are not the result of any work we plan to conduct, but due to usage that has been consistent since the home was first erected. The existing lot area does not meet the required minimum and is too narrow. Additionally, the house is not set far enough back. While the property is non-conforming to these requirements, these conditions are not the result of any change to the property and have been elements of the property since the house was constructed. Furthermore, the lot size and set back are consistent with the other homes on this block, including two recently constructed two-family homes that received multiple variances.

The remaining variance related to the side setbacks will result from the new addition being within 9.6 of the side property line, below the minimum of 10. While we sought to create designs for an addition that stayed above the required set back, we did not find it reasonably possible to include the desired elements within those constraints. While the addition will not extend the footprint of the house to the side at all, because the southern property of the line is angled, the back two feet of the addition will cross the set back line. When reviewing this variance, we ask you to consider that the proposed side set back are comparable to other homes on the street along with the fact that our home is relatively small in total size and as a percentage of the total lot.

Thank you for your consideration and please let me know if you need any additional information.

Dave Wyrzten

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