


To: Ridgewood Zoning Board of Adjustment
Matthew R. Weiss, Esq

From: John Barree, PP, AICP 

CC: Jane Wondergem
Chris Rutishauser, PE
Bruce Whitaker, Esq

Date: March 1, 2024

Re: ZBA 23-51 – Jonathan & Danielle Cohen
210 Orchard Place
Block 1308, Lot 1
“C” Bulk Variance – Completeness Review and Comments

I have reviewed the following materials in preparation of this report, text in **bold italics** denotes updates since the letter issued January 24, 2024:

- Cover Letter from Matthew R. Weiss, dated November 21, 2023
- Village of Ridgewood Board of Adjustment Application Form, with attachments dated October 23, 2023.
- Zoning Compliance Table
- Topographic Survey prepared by Joseph J. Wright, PLS, dated June 1, 2023.
- Five (5) sheet architecture plan prepared by Joseph Cestaro, AIA, revised through **February 2, 2024**.

Completeness Review and Comments

1. The subject property is a corner lot at the intersection of Orchard Place and Briarcliff Road. The applicant is proposing to expand the footprint of the existing one-story structure with a new two-story addition and proposing to add a second story to the existing dwelling. A new paver patio and modifications to the existing walkways on the property are also proposed.
2. The zoning determination identifies the following variance relief:
 - a. Insufficient Front Yard Setback – A minimum 40’ front yard setback is required, 20.4’ exists to Briarcliff Road, and 20.4’ is proposed for the new second story on the existing dwelling and 21.1’ is proposed for the new two-story addition to the home.

3. The survey shows several masonry walls and planter areas, a paver area near the garage to the east of the driveway, and a walkway to Briarcliff Road. None of these improvements are shown on the architectural plot plan. The applicant shall verify whether these walls are proposed to remain and update the architectural plan as needed. The calculation for “coverage by improvements” shall also be updated to reflect the area of any of these improvements, including the walls, that will remain. Any additional variances shall be noted on the plans.

The plans have been updated with the improvements shown on the survey, and notes added where pertinent to indicate removal.

4. It would be helpful for the Board if the applicant could provide a table showing the breakdown of how the coverage by improvements was calculated so that the Board can confirm that all the items that count toward coverage have been measured.

Addressed, the revised plans include a breakdown as requested.

5. After receipt of updated plans, the application will be ready to be scheduled for a Board hearing.

The updated plans have been received and the application is ready to be heard at the Board's March 11, 2024 special hearing.