


To: Ridgewood Zoning Board of Adjustment
James J. Delia, Esq.

From: John Barree, PP, AICP 

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

Date: January 24, 2024

Re: ZBA 23-52 Michael & Caitlin Licare
153 John Street
Block 3407, Lot 1
"C" Bulk Variance – Completeness Review and Comments

I have reviewed the following materials in preparation of this report:

- Cover Letter from James J. Delia, dated November 28, 2023
- Village of Ridgewood Board of Adjustment Application Form, with attachments dated October 23, 2023.
- Zoning Determination dated November 8, 2023.
- Zoning Compliance Table
- Two (2) sheet architecture plan prepared by Peter B. Cooper & Associates, revised through November 8, 2023.

Completeness Review and Comments

1. The subject property is a corner lot at the intersection of John Street and Fairway Road. The applicant is proposing a two-story addition with a new patio and several other modifications to the improvements on the site.
2. The zoning determination identifies the following variance relief:
 - a. Insufficient Front Yard Setback – A minimum 45' front yard setback is required to Fairway Road where 20.2' exists, and a two-story addition is proposed to be setback 30.9'.
 - b. Front Yard Patio – Patios are not permitted in the front yard. The proposed patio will be located in the Fairway Road front yard.
3. The plot plan references a survey prepared by Dan Dunn dated March 14, 2023. Please provide a copy of the survey for the Board file.

4. The applicant should be aware that the increase in impervious coverage will require the installation of stormwater management infrastructure. The Board does not generally review the engineering details, which must be approved by the Village engineer, but the applicant should be aware of any spatial constraints that the property may have as a result of the proposal and plan accordingly.
5. Upon submission of the property survey, the application can be deemed complete and scheduled for a hearing.