


**To:** Ridgewood Zoning Board of Adjustment  
Jay Klatsky, Applicant

**From:** John Barree, PP, AICP 

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

**Date:** June 11, 2024

**Re:** ZBA 24-02 Klatsky  
152 Pershing Avenue  
Block 3404, Lot 10  
"C" Bulk Variance – Completeness Review and Comments

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I have reviewed the following materials in preparation of this report, which updates and replaces the prior letter dated March 6, 2024:

- Village of Ridgewood Board of Adjustment Application Form, with attachments, dated January 22, 2024.
- One (1) sheet plot plan prepared by Tibor Latincsecs, PE, PLS, revised through **March 21, 2024**.
- One (1) sheet landscape concept plan prepared by Preston H. Rowan of Borst Landscape and Design, **revised through May 28, 2024**.
- **One (1) sheet survey prepared by Michael H. Darmstatter, PLS, revised through April 27, 2023.**
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### **Completeness Review and Comments**

1. The subject property is an undersized lot with insufficient area and width in the R-2 Zone on the west side of Pershing Avenue. The property is developed with a two-story dwelling, a driveway and detached garage, and a rear patio. The applicant is proposing to expand the patio area and its perimeter walls by approximately 271 square feet.
2. The applicant identifies the following variance relief:
  - a. Excessive Improved Coverage – A maximum of 45% is permitted, 46.3% exists, and 51.5% coverage is proposed.
  - b. Excessive Coverage by Above Grade Structures – A maximum of 20% is permitted, 24.4% exists, and 25.1% is proposed.

- c. Insufficient Patio Setback – A minimum side yard setback of 10 feet is required for patios where 3.3 feet exists and is proposed for the patio and 2.3 feet exists and is proposed for the extended patio wall.
3. Plot Plan Comments:
- a. The revision digest on the plot plan notes a survey updated on 11/27/23 but the Plan does not include attribution for the survey. A separate survey has not been provided. The Plan shall be updated to reflect the date of the surveyor and preparer. **Addressed.**
  - b. There are two drawings on the plan that are unlabeled – presumably the left drawing represents the existing conditions and the right drawing the proposed. The front concrete walk is inconsistent between the drawings, but an addition is not noted in the plans, the coverage calculations, or the application. The applicant shall review the size and location of the front walk and revise the plans to either show a consistent existing condition or note the proposed expansion with updated coverage calculations. **Addressed.**
4. Landscape Plan Comments:
- a. The conceptual landscape plan does not appear to show the same setback between the patio and the northern property line as proposed on the plot plan. The proposed arborvitae and skip laurels will likely not fit within the 2.3' setback shown on the plot plan. **Addressed, the applicant has modified the landscape plan to correct the setbacks and include only skip laurels in the narrowest portion of the site, which the designer advises will fit.**
  - b. In addition, there are three 2' x 2' bluestone stepping stones shown on the landscape plan that are not included on the plot plan. These stones represent 12 square feet of additional coverage that should be considered in the variance request. **Addressed, the stepping stones have been removed from the plan.**
  - c. The applicant shall clarify the proposed landscape improvements and provide a revised plan that reflects consistent setbacks and updated coverage that includes the bluestone stepping stones if the exhibit is to be considered by the Board. **Addressed, the stepping stones have been removed.**
5. The applicant shall provide updated plans to address the comments in this report before the matter can be scheduled for a hearing. **Addressed, the application is complete and can be scheduled for a hearing.**