


To: Ridgewood Zoning Board of Adjustment
Fouad H. Sourial, Applicant

From: John Barree, PP, AICP 

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

Date: June 4, 2024

Re: ZBA 24-01 Sourial
349 Franklin Turnpike
Block 2901, Lot 15
"C" Bulk Variance – Completeness Review and Comments

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

- Village of Ridgewood Board of Adjustment Application Form, with attachments, dated December 22, 2023.
- Zoning Compliance Table
- Survey of subject property prepared by Steven L. Koestner, PLS, dated May 13, 2022.
- **Two (2)** sheet architectural plan prepared by Gabriel Hannoush, RA, revised through **April 16, 2024**.

Completeness Review and Comments

1. The subject property is an irregular, triangular property on the northeast side of Franklin Turnpike, one lot west of the intersection with Nagle Street. The Property is located in the R-2 Zone. The applicant is proposing a second story addition over the existing ground floor garage that will extend approximately 6.7 feet closer to the northwest property line than the ground floor.
2. The applicant identifies the following variance relief:
 - a. Insufficient Side Yard Setback – A side yard setback of 8 feet is proposed to the second-floor addition where 10 feet is permitted.
3. The applicant shall update the zoning table and architectural plan to show the proposed increase in coverage by above-grade structures and coverage by improvements. The Village Ordinance considers cantilevered portions of buildings as coverage, so the area of the proposed addition that extends outside the ground floor footprint shall be added to the calculations.

Not addressed. The zoning table does not reflect the approximate 210 square foot increase in coverage by above grade structures that will result from the cantilevered addition. It appears there may also be a small increase in coverage by improvements as well. Variance relief is not needed, but the Board likes to have a clear record so failure to accurately address this issue may result in an adjournment and delay.

4. The applicant has not provided floor plans demonstrating how the gross building area was calculated. The proposed GBA is substantially below the permitted threshold. If the applicant has the floor plans available, it is recommended that they be submitted for the file. If the plans are not submitted, the Board may be unable to render a decision on the matter if there are questions about the calculation.

Addressed, the applicant has provided floor plans.

5. The property survey is over a year old. In accordance with Village policy, the applicant shall review the survey and existing conditions on the property and provide a signed survey affidavit indicating that the survey accurately reflects the conditions. If there are any discrepancies, an updated survey shall be prepared. Ms. Wondergem can provide a copy of the standard survey affidavit.

Addressed, the applicant has provided a survey affidavit confirming the accuracy of the survey provided with the application package.

6. Upon receipt of the survey affidavit and updated zoning table and plans, the application will be technically complete and can be scheduled for a hearing.

The application is technically complete; however, there appears to be an error in the zoning table as noted in item number 3. The application can be scheduled, but it is imperative that the applicant correct the zoning table in advance of the hearing to avoid confusion and delays.