


**To:** Ridgewood Zoning Board of Adjustment  
Darryl Siss, Esq

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

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

**Date:** April 29, 2024

**Re:** ZBA 24-08 Ostrowski  
225 Highland Avenue  
Block 2512, Lot 10  
"C" Bulk Variances – Completeness Review and Comments

---

I have reviewed the following materials in preparation of this report, which updates and replaces my prior report of April 23, 2024:

- Village of Ridgewood Board of Adjustment Application Form, with attachments, dated March 7, 2024.
- Three (3) set of architectural plans prepared by Cesar F. Padilla, RA, dated March 4, 2024 with sheet A-1 revised through April 24, 2024.
- Survey prepared by Steven D. Rigg, PLS, dated January 8, 2024.
- Zoning Table

### **Completeness Review and Comments**

1. The subject property is an undersized lot with deficient width in the R-1 Zone on the east side of Highland Avenue. The property has existing non-conformities related to its side yard setbacks, coverage by improvements and above grade structures within 140 feet of the front lot line. The applicant is proposing a first-floor addition over the existing attached garage, which is partially in a basement due to the grade change, and a second floor addition.
2. The applicant identifies the following variance relief:
  - a. Excessive Building Height – The applicant has identified d(6) variance relief to permit an addition at a height of 35'-1" where 30' is the maximum permitted. ***The revised plans provide the height at 31'-2" from average grade; therefore, "c" variance relief is required since the overage is less than 10% of the permitted height.***
  - b. Exceeding Maximum Gross Building Area – The maximum permitted gross building area is 32% where 33.2% is proposed.

- c. Exceeding Maximum Gross Building Area within 140 feet – The maximum permitted GBA within 140 feet is 32% where 41.5% is proposed.
3. Sheet A-3 of the architectural plans shows the height measured from the grade at garage level to the peak of the proposed addition. This value is 35'-1", which the applicant has indicated as requiring d(6) variance relief. The applicant provided off-set measurements for purposes of calculating average grade as required by Section 190-119.D(5) on Sheet A-1. However, it does not appear that the applicant measured the height from the average grade. The plans shall be revised and the height measurement clarified since it could impact the nature of the relief requested.

***The applicant has revised the plans to include the height measurement from average grade and the required relief has been noted in this report.***

4. The calculations on Sheet A-1 for coverage by above grade structures and improvements are listed as the same for the entire lot and within 140 feet of the front lot line. The survey notes steps, masonry walls, stepping stones, areas of blue stone, and two AC units that are not identified in the calculation breakdown. The applicant shall revise the plans to include all of the improvements on the property in the calculation and update the zoning table as needed.

***Addressed, the revised plans include the noted items in the coverage calculations.***

5. After receipt of revised plans with the corrections noted in this report, the application can be deemed complete and scheduled for a hearing at the Zoning Board of Adjustment.

***The application is complete and may be scheduled for a hearing.***