


To: Ridgewood Zoning Board of Adjustment
Darryl W. Siss, Esq.

From: John Barree, PP, AICP 

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

Date: June 28, 2024

Re: ZBA 24-10 White-Sieczkowski
372 Beveridge Road
Block 1303, Lot 9
"C" Bulk Variance; Completeness Review and Comments

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

- Letter of Representation from Darryl W. Siss, Esq. dated April 22, 2024.
- Village of Ridgewood Board of Adjustment Application Form dated April 18, 2024.
- Survey Affidavit dated April 24, 2024.
- Variance plans consisting of five (5) sheets, prepared by William G. Brown, Jr., AIA, revised through April 15, 2024.
- Survey prepared by Andrew A. Schmidt, PLS, dated February 17, 2021.
- Letter from Darryl W. Siss, Esq. dated May 29, 2024

Completeness Review and Comments

1. The subject property is an irregular, undersized lot in the R-1 Zone with an area of 10,163 square feet located on the south side of Beveridge Road. The property is developed with an existing two-story frame dwelling with an attached garage, driveway, paver patio, and other customary improvements. The applicant is proposing a new two-story addition to the east side of the house.
2. The applicant identifies the following variance relief:
 - a. Insufficient Side Yard Setback – A minimum side yard setback of 18.65 feet is required based on the height of the building where 11.86 feet is proposed to the east side yard.
3. A review of google aerial imagery of the property shows what appears to be a fire pit and surround in the southeast corner of the property (see image below). As of the date of this letter, I have not had the chance to personally inspect the property. If the improvement seen in the aerial is a permanent installation, it shall be added to the appropriate coverage calculations.

Counsel for the applicant provided a letter representing that the improvements associated with the firepit will be removed if the Board acts favorably on the application. Therefore, they should not be considered in the proposed improved coverage.



4. The applicant shall provide a response regarding item number 3 in this report and the plans should be updated if necessary. Upon receipt of that response, the application can be deemed technically complete and scheduled for a hearing at the Board.

Item #3 has been addressed in a response letter. The application is complete and can be scheduled.