


To: Ridgewood Zoning Board of Adjustment
Matthew R. Weiss, Esq.

From: John Barree, PP, AICP 

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

Date: February 5, 2024

Re: ZBA 23-55 David J. Rosen
264 West Ridgewood Avenue
Block 2404, Lot 1
"C" Bulk Variance – Completeness Review and Comments

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

- Cover Letter from Matthew R. Weiss, Esq., dated December 22, 2023.
- Village of Ridgewood Board of Adjustment Application Form, with attachments, dated December 21, 2023.
- Zoning Compliance Table
- Survey of subject property prepared by Christopher H. Lantelme, PE, PLS, dated June 27, 2022.
- Six (6) sheet Zoning and Soil Movement Analysis Plan prepared by Onello Engineering, unsigned, revised through December 19, 2023.
- One (1) sheet Planting Plan prepared by Susan Cohan Gardens, unsigned, dated December 22, 2023.

Completeness Review and Comments

1. The subject property is a corner lot in the R-110 Zone at the intersection of West Ridgewood Avenue and South Hillside Place. The applicant is proposing to install a new in-ground pool with a patio surround and new landscaping behind the existing dwelling.
2. The applicant identifies the following variance relief:
 - a. Excessive Coverage by Above Grade Structures – 20% is permitted, 21.23% exists, and 24.36% is proposed.
 - b. Excessive Improvement Coverage – 40% is permitted, 40.68% exists, 47.3% is proposed.
 - c. Excessive Fence / Wall Height – 4' is permitted where 10'-8" is proposed.
 - d. The entire lot is within 175 feet of the front lot line, so there is no distinction with the total lot coverage by above grade structures or improvements.

3. The survey and plot plan have different values for the existing lot coverage by improvements. The plot plan and accompanying zoning compliance table are consistent with each other and provide a more conservative calculation than the survey. The applicant should be prepared to address the discrepancy during the Board hearing. No revisions are necessary.
4. The application is technically complete and may be scheduled for a hearing.