


To: Ridgewood Zoning Board of Adjustment
Robert Erani

From: John Barree, PP, AICP 

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

Date: July 3, 2024

Re: ZBA 24-16 Erani
546 Hillcrest Road
Block 1503, Lot 13
"C" Bulk Variance; Completeness Review and Comments – 2nd review

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

- Village of Ridgewood Board of Adjustment Application Form dated May 14, 2024.
- Architectural plans, consisting of eight (8) sheets, prepared by Rami A. Bitar, AIA, NCARB, dated August 4, 2023 **with sheets A-000 and A-001 revised through June 28, 2024.**
- Property Survey, prepared by Jeffrey S. Grunn, PLS, dated October 30, 2023.

Completeness Review and Comments

1. The subject property is an irregular, undersized lot on the west side of Hillcrest Road in the R-2 Zone. The applicant is proposing a new two-story + basement addition with a raised deck and patio in the rear portion of the existing dwelling. The proposed addition will replace the existing garage with an attached two car garage at the lower level, provide an extension of the first floor living space and an exterior deck, and provide space for a new master bedroom on the second floor.
2. The applicant identifies the following variance relief:
 - a. Excessive Coverage by Above Grade Structures within 140 feet of the Front Lot Line – 20% or 1,731.44 square feet is permitted where 22.78% and 1,972.31 square feet is proposed.
 - b. Excessive Coverage by Improvements within 140 feet of the Front Lot Line – 45.0% is permitted, where 53.24% exists, and 48.13% is proposed.
 - c. **Exceeding Maximum Gross Building Area within 140 Feet of Front Lot Line – 34.0% is permitted where 26.0% exists and 37.25% is proposed.**

3. Per Section 190-104.E(13) of the Village Ordinance, the Maximum Gross Building Area within 140 feet of the lot line is calculated as set forth in Section 190-119.J(1), which permits 34% GBA for lots between 8,400 and 10,499 square feet in area. The calculation for GBA within 140 feet is not provided on the plans. The lot area within 140 feet is 8,657.20 and the proposed GBA is 3,224.86, or 37.25%. The plans shall be revised to include this standard and identify the additional variance.

Addressed.

4. The area calculations on sheet 2 of the architectural plans show "building coverage" and "lot coverage". The Village Ordinance defines the terms "Coverage by Above Grade Structures" and "Coverage by Improvements". The proposed wood deck falls under the definition of an "above grade structure" so it should be included in that calculation. The addition of the deck square footage will create an additional variance for excessive coverage by above grade structures of the total lot area.

Addressed, the revised calculations accurately breakdown the total coverage shown in the zoning table on the cover sheet. No additional variance is required.

5. The elevation of the proposed "patio" is not provided. If the patio is more than 1 foot above grade, it shall also be considered an "above grade structure." The plans should be updated if necessary.

Addressed, the plans indicate that the patio is "pavers only" which implies that it does not count as an above grade structure.

6. The fencing and a portion of one of the railroad ties shown on the survey encroach onto neighboring lot 14. This is not an issue for completeness, but the applicant should be aware of the encroachments and consider steps to address them.

7. The applicant shall submit revised plans addressing these items and a stand-alone zoning table containing the updated standards and calculations. Ms. Wondergem can provide the Village's zoning table form.

The application is technically complete and can be scheduled for a hearing.