


**To:** Ridgewood Zoning Board of Adjustment  
Kerry & William White

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

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

**Date:** August 23, 2024

**Re:** ZBA 24-12 White  
46 Park Slope  
Block 2109, Lot 7  
"D" Height Variance; Completeness Review and Comments

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

- Village of Ridgewood Board of Adjustment Application Form dated April 30, 2024.
- Property Survey prepared by Russell S. Kauffman, PLS, dated May 3, 2024.
- Architectural Plans consisting of 2 sheets prepared by Roger D. Schlicht, RA, revised through July 24, 2024.

### **Completeness Review and Comments**

1. The subject property is a generally conforming parcel on the west side of Park Slope in the R-1 Zone. The 15,481 square foot lot is developed with a 2.5 story residential structure with a driveway and carport, a porch, patio, pool, detached garage, and other ancillary site improvements. The applicant is proposing an addition to the rear of the attic that will add a full bathroom to that floor.
2. The following variance relief is required:
  - a. Exceeding Maximum Permitted Height – A maximum height of 30 feet is permitted based on the side setbacks. The existing height of the structure is 37.5 feet and the proposed addition will be 36.5 feet. This variance requires a d(6) height variance because it exceeds the permitted height by more than 10%.
3. The following non-conforming conditions exist and will not be altered by the application:
  - a. Insufficient Front Yard Setback – 40 feet is required where 23.8 feet exists to the front porch.
  - b. Insufficient Side Yard Setback – 25 feet is required based on the building height where 20.7 feet and 13 feet exist.

4. The survey shows a wall near the detached garage in the northern corner of the property, which is not on the architectural plans. At the board hearing, the applicant should be prepared to offer testimony about the wall and whether it should be included in the coverage calculations.
5. The plans provide an approximate grade that has not been fully vetted through a topographic survey. For purposes of this application, the proposed addition is below the overall height of the existing building. From a planning perspective, the details provided are adequate, but the Board reserves the right to request additional information if necessary for its decision-making process.
6. The application is technically complete and can be scheduled for a hearing.