


To: Ridgewood Zoning Board of Adjustment
Leonard Diamond & Kathy Hecht

From: John Barree, PP, AICP 

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

Date: July 18, 2024

Re: ZBA 24-18 Diamond/Hecht
131 Cottage Place
Block 2012, Lot 14
"C" Bulk Variance; Completeness Review and Comments

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

- Village of Ridgewood Board of Adjustment Application Form dated June 3, 2024.
- Garage Plans, consisting of 5 sheets prepared by Robert E. Donahue, RA, dated March 13, 2008.
- Property Survey prepared by Anthony J. Manno, PLS, dated September 14, 2006.
- Survey Affidavit

Completeness Review and Comments

1. The subject property is a slightly oversized lot on the east side of Cottage Place. The property frontage is curved due to a curve in the road, otherwise the lot has a regular rectangular shape. The applicant is proposing to construct a new 484 SF (22' x 22') two-car detached garage to replace a smaller existing detached garage. An attic area, accessible via pull-down stair is proposed above the garage bays.
2. The following variance relief is required:
 - a. Insufficient Side Yard Setback (Accessory Structure) – 5 feet is required where 4.26 feet is proposed.
 - b. Insufficient Rear Yard Setback (Accessory Structure) – 5 feet is required where 2.89 feet is proposed.
 - c. Excessive Building Height (Accessory Structure) – 15 feet is permitted where 18 feet is proposed.

3. The applicant received approval from the Board in 2007 to construct a detached garage with the dimensions and setbacks proposed in this application. The applicant never acted on the approval, so in accordance with the Ordinance, the variance granted at that time has expired.
4. The plans do not include a zoning compliance table. A zoning compliance table that includes coverage by above grade structures, coverage by improvements, and accessory structure gross building area for the entire lot and within 140 feet of the front lot line shall be provided so the Board can confirm compliance with the current Ordinance standards.
5. After the applicant provides a zoning table addressing item #4, the application can be scheduled for a hearing.