


To: Ridgewood Zoning Board of Adjustment
Erica and Ryan McKenna

From: John Barree, PP, AICP 

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

Date: July 25, 2024

Re: ZBA 24-21 McKenna
194 Katherine Street
Block 2303, Lot 30
"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 18, 2024 with attachments, including a Zoning Board resolution of approval dated July 9, 2002.
- Architectural plans consisting of 4 sheets prepared by Xiomara C. Paredes, AIA, dated April 4, 2024
- Property Survey prepared by John A. Lock, PLS, dated February 27, 2024.
- Zoning Table
- Photographs of the subject property
- Aerial Image Exhibit

Completeness Review and Comments

1. The subject property is an oversized lot on the east side of Katherine Road in the R-2 Zone. The property is slightly irregular at the front and rear property lines, but is generally a rectangle measuring approximately 75 feet wide by +/- 270 feet deep. The applicant is proposing a one-story addition to the southeast corner of the existing residence.
2. The following variance relief is required:
 - a. Exceeding Maximum Gross Building Area within 140 feet – 32% (3,360 SF) is permitted, where 36.48% (3,830 SF) exists, and 37.64% (3,952 SF) is proposed.
 - b. Exceeding Maximum by Above Grade Structures within 140 feet –20% (2,100 SF) is permitted, where 25.28% (2,654 SF) exists, and 26.07% (2,737 SF) is proposed.
3. The applicant is not proposing to increase the coverage by all improvements within 140 feet, but there is a non-conforming condition where 51.98% (5,458 SF) exists where 45% (4,725 SF) is permitted. The application will not change this non-conformity.

4. The application package includes a Zoning Board resolution of approval from 2002 to permit the construction of an addition, deck, and covered front porch that granted the following relief:
 - a. Total Lot Coverage within 140 Feet of 24.5% where 20% is permitted.
 - b. Total Floor Area Ratio within 140 Feet of 30.7% where 30% is permitted.
 - c. Total Coverage by Improvements within 140 feet of 45.2% where 45% is permitted.
 - d. The applicant should be aware that the calculations provided for existing conditions for Coverage by Above Grade Structures, Gross Building Area, and Coverage by All Improvements are substantially different from the relief granted in 2002. The Board is likely to ask about what changes have taken place on the property between the 2002 approval and present that would create the discrepancies.
5. The plot plan describes the building as a “2 ½ story frame and brick dwelling”. The architectural plans do not show attic access, nor do they provide an attic floor plan. The applicant’s architect should be prepared to offer testimony about whether there is any space within the attic that has 7 feet or more of clear height – if any such space exists, it should be included in the calculation for Gross Building Area.
6. The plans are technically complete, and the application can be scheduled for a hearing. The applicant and their professionals are encouraged to review the comments herein and be prepared to address them in testimony.