


To: Ridgewood Zoning Board of Adjustment
Christopher G. Weigl, Esq.

From: John Barree, PP, AICP 

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

Date: July 26, 2024

Re: ZBA 24-22 Tehim
246 North Walnut Street
Block 1919, Lot 6
"C" Bulk Variance; Completeness Review and Comments

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

- Letter of Representation from Christopher G. Weigl, Esq. dated June 21, 2024.
- Village of Ridgewood Board of Adjustment Application Form dated June 21, 2024 with attached rider.
- Plot Plan consisting of 1 sheet, prepared by Robert J. Weissman PE, PLS, revised through April 24, 2024.
- Property Survey prepared by Robert J. Weissman, PE, PLS, dated March 13, 2024.
- Architectural Plans consisting of 4 sheets, prepared by John Montoro, AIA, revised through January 19, 2024.
- Photographs of the subject property

Completeness Review and Comments

1. The subject property is an undersized parcel on the west side of North Walnut Street in the R-2 Zone. The property is developed with a two-story frame dwelling with attached garage, driveway, rear patio, and other customary residential improvements. The applicant is proposing a two-story addition to the rear of the dwelling
2. The following variance relief is required:
 - a. Exceeding Maximum Coverage by Above Grade Structures - 20% (1,958.6 SF) is permitted, where 23.6% (2,315 SF) is proposed.
3. The applicant shall update the zoning data table to reflect that the required front yard setback is 45 feet. North Walnut Street has a 40-foot-wide right-of-way, as noted on the plans. Per Section 190-119.A(1)(a) front yards on streets with a ROW less than 50 feet shall increase the required setback by ½ the difference between 50 feet and the ROW width. Therefore, the required front yard

setback shall be shown on the plans as 45 feet rather than 40 feet. The existing non-conforming setback is not impacted by this change, but the plans should be updated for accuracy.

4. Two ground-mounted A/C units are shown behind the existing structure. The proposed addition will occupy the area where they are located, but a replacement location has not been identified. Presumably the units will be relocated, so the new location should be shown on the plans and their footprint added to the total lot coverage calculation. This change is for informational purposes and should not impact the requested variance relief.
5. The plans are technically complete, and the application can be scheduled for a hearing. The requested revisions noted herein do not impact the substance of the relief being sought. Testimony should be provided to address the comments, and plan revisions may be required as a condition of any Board action.