


**To:** Ridgewood Zoning Board of Adjustment  
Tyler and Amelia Troast

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

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

**Date:** October 2, 2024

**Re:** ZBA 24-28 Troast  
136 Hope Street  
Block 4007, Lot 12  
"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 with attachments dated September 4, 2024.
- Property Survey prepared by Thomas G. Stearns, PE, PLS dated June 20, 2024.
- Architectural Plans consisting of 3 sheets prepared by Roger D. Schlicht, RA revised through August 30, 2024.

### **Completeness Review and Comments**

1. The subject property is an undersized lot on the west side of Hope Street in the R-2 Zone. The property is 7,490 square feet in area where 10,500 square feet is required. The lot is developed with a two-story residence, driveway, detached garage, and a patio and firepit in the rear yard.
2. The applicant is proposing an addition to the dwelling that includes floor area on the first and second floors.
3. The applicant requires the following relief:
  - a. Insufficient Side Yard Setback – A minimum side yard setback of 10 feet is required where 4.17 feet exists to the north lot line and 3.9 feet is proposed. Portions of both the one- and two-story addition will be located within the required side yard setback.
  - b. Exceeding Lot Coverage by Above Grade Structures – A maximum coverage by above grade structures of 20% is permitted where 25.1% is proposed.
  - c. Exceeding Lot Coverage by Above Grade Structures within 140 feet – A maximum coverage by above grade structures of 20% is permitted within 140 feet of the front lot line where 24.3% is proposed.

- d. Exceeding Lot Coverage by Improvements – A maximum coverage by improvements of 45% is permitted where 50.2% exists and 51.3% is proposed.
  - e. Exceeding Lot Coverage by Improvements within 140 feet – A maximum coverage by improvements of 45% is permitted within 140 feet where 50.4% exists and 51.5% is proposed.
4. The elevation drawings do not include building height measurements. Revised plans are not necessary in advance of the hearing, but the applicant should be prepared to confirm that there is no area in the attic with a ceiling height of 7 feet or greater that should be included in the gross building area.
  5. The application is technically complete and can be scheduled for a hearing.