


To: Ridgewood Zoning Board of Adjustment
Jamie Scoccimarro

From: John Barree, PP, AICP 

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

Date: August 13, 2024

Re: ZBA 24-20 Scoccimarro
225 North Monroe Street
Block 1816, Lot 26
"C" Bulk Variance; Completeness Review and Comments – **2nd Review**

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

- Village of Ridgewood Board of Adjustment Application Form dated June 17, 2024.
- Plot Plan consisting of one (1) sheet prepared by Bruce D. Rigg, PE, PLS, dated February 20, 2024 **and revised through August 6, 2024.**
- Property Survey prepared by Stephen D. Rigg, PLS, dated October 26, 2023.

Completeness Review and Comments

1. The subject property is a slightly undersized (10,400 sf where 10,500 sf is required), regularly shaped lot on the east side of North Monroe Street in the R-2 Zone. The property is developed with a 2.5 story residential structure with a detached garage, driveway, and other site improvements. The applicant is seeking relief to permit a circular driveway in the front yard with two curb cuts on North Monroe Street.
2. The following variance relief is required:
 - a. Excessive Driveway Width – A maximum driveway width of 16 feet (1/5 of 80 feet) is permitted where the applicant is proposing to exceed that limit, although the total width of the driveway is unclear. **The applicant has revised the plans to indicate that each leg of the driveway is 12 feet in width, so the combined driveway width is 24 feet.**
3. The applicant shall revise the plans to provide dimensions for both portions of the semi-circular driveway and the combined width, so the Board knows the relief that is being sought. **Addressed, as noted above.**

4. The applicant has provided an itemized calculation or improved coverage that shows the existing and proposed conditions. There is a "BBQ" in the southeast corner of the property shown on the survey and plot plan that is not included in the calculation. If this is a permanent installation, it should be included and will create an impervious coverage variance as the proposed condition is at exactly the maximum permissible. **Addressed, the revised plot plan notes that the bbq is to be removed so it does not need to be added the coverage calculations.**
5. The applicant is proposing to remove a tree, so compliance with any replacement obligation in Chapter 260 of the Village Code would be required as a condition of any Board action. **Continuing informational comment.**
6. Upon submission of revised plans providing the proposed driveway width and addressing the question about the inclusion of the BBQ in the improved coverage calculation, the application can be deemed complete and scheduled for a hearing. **Addressed, the application is technically complete and can be scheduled for a hearing.**