


To: Ridgewood Zoning Board of Adjustment
Rose Wang

From: John Barree, PP, AICP 

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

Date: September 11, 2024

Re: ZBA 24-25 Wang
850 Auburn Avenue
Block 5002, Lot 10
"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 July 30, 2024.
- Property Survey prepared by John J. Butler, PLS, dated August 1, 2023.
- Architectural Plans consisting of 3 sheets prepared by Michael A. Bet, RA, dated April 17, 2024.

Completeness Review and Comments

1. The subject property is an undersized through lot in the R-1 Zone that extends between Auburn Avenue and the Route 17 exit ramp to East Glen Avenue. The property has an area of 7,174 square feet, which is 51.2% of the required minimum lot area of 14,000 square feet. The lot is developed with a single-family home and driveway oriented toward Auburn Avenue.
2. The applicant is proposing additions to the front and rear of the dwelling to provide a covered front stoop and a rear addition and covered porch. In addition to the modifications to the principal structure, the applicant is proposing a new detached garage in the rear yard.
3. The applicant requires the following relief:
 - a. Exceeding Coverage by Above Grade Structures – A maximum of 20% coverage by above grade structures is permitted whereas 21% is proposed.
 - b. Insufficient Front Yard Setback – A minimum front yard setback of 40 feet is required, where 36.7 feet exists, and 30.1 feet is proposed to the new covered stoop.
 - c. Insufficient Side Yard Setback – A minimum side yard setback of 2/3 the height of the principal structure, which in this case is required to be 18.3 feet where 16.1 feet is proposed to the west side and 5.7 feet is proposed to the east side.

- d. Prohibited Accessory Structure Location – The proposed detached garage is in the function rear yard of the subject property but is in a technical front yard due to the dual frontage on the through lot.
4. The applicant should note that the zoning table on the cover sheet lists the maximum gross building area as 40%, when it should be 34%. The proposed GBA of 28% is below the limit either way. The table should be corrected as a condition of Board action.
5. Plans for the proposed detached garage have not been provided. The applicant shall submit a floor plan and elevations so the Board can confirm the size and height of the garage and its compatibility with the principal structure.
6. Upon submission of the revised plans including the garage, the application can be deemed complete and can be scheduled for a hearing.