


To: Ridgewood Zoning Board of Adjustment
Chris & Lydia Uhrich

From: John Barree, PP, AICP 

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

Date: August 21, 2024

Re: ZBA 24-11 Uhrich
315 Kensington Road
Block 2908, Lot 32
"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 April 30, 2024.
- Property Survey prepared by John J. Butler, PLS, dated March 23, 2022.
- Architectural Plans consisting of 3 sheets prepared by Roger D. Schlicht, RA, dated April 21, 2024.

Completeness Review and Comments

1. The subject property is an undersized parcel on the north side of Kensington Drive in the R-2 Zone. The property is developed with a two-story single-family dwelling with a paver driveway and rear paver patio. The applicant is proposing a two-story addition to the northwest corner of the dwelling and a new patio that will replace the existing one. The applicant is also proposing a front portico that will be setback 36 feet where the existing steps are setback 35 feet.
2. The following variance relief is required:
 - a. Exceeding Maximum Coverage by Above Grade Structures - 20% is permitted, where 20.8% is proposed.
 - b. Exceeding Maximum Gross Building Area – 35% / 2,856 square feet are permitted, where 37.6% and 2,903 square feet are proposed.
3. The following non-conforming conditions exist and will not be altered by the application:
 - a. Insufficient Lot Area – 10,500 SF required where 7,723 SF exists.
 - b. Insufficient Lot Width @ Front Setback / Average Lot Width – 75 feet is required where 65 feet exists.

- c. Insufficient Lot Depth – 120 feet is required where 114.99 feet exists.
4. On November 29, 2022, the Board denied an application brought by the same applicant for the subject property to permit an addition that would require relief for coverage by above grade structures of 22.3% and gross building area of 41.1%. The requested relief in this application is less than previously sought. At the outset of the hearing, the Board should confirm that this application does not fall under the principle of “res judicata” and that the application is substantially different from the one the Board previously denied.
5. The survey provided is more than one year old. The applicant shall provide either a survey affidavit attesting that the conditions shown on the survey remain accurate, or an updated survey. Ms. Wondergem can assist with the form of survey affidavit.
6. The proposed portico is permitted to extend into the front yard by up to 5 feet, so the location is permitted based on the recently amended ordinance.
7. Access to the attic is shown via full staircase. Attic plans have not been provided to determine if there is floor area that counts toward the gross building area. The plans shall be revised to include an attic plan with any areas with 7 feet of clear height identified and the GBA calculation updated if necessary.
8. The proposed improvements will require adherence to the Village’s stormwater management ordinance. Any Board action will be conditioned on the Village Engineer’s approval of a compliant stormwater management design.
9. The applicant shall submit revised plans addressing the items noted in this report. Upon receipt of plans addressing the revisions, the application can be deemed complete and scheduled for a hearing.