


To: Ridgewood Zoning Board of Adjustment
Vinny Romano and Amy Liu

From: John Barree, PP, AICP 

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

Date: November 5, 2024

Re: ZBA 24-29 Romano
732 Wellington Road
Block 1306, Lot 2
"C" Bulk Variances; 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 17, 2024
- Property Survey prepared by Andrew A. Schmidt, PLS dated August 3, 2024.
- Zoning Compliance Table
- Architectural Plans consisting of 16 sheets prepared by AJD Architect, LLC, unsigned, dated September 9, 2024.

Completeness Review and Comments

1. The subject property is an undersized corner lot at the intersection of Shelbourne Terrace and Wellington Road. The property is developed with a residential structure with an attached garage, a driveway to Shelbourne Terrace, a pool and patio, shed, and several walkways.
2. The applicant is proposing an addition to the second floor of the structure to expand its footprint by approximately 182 square feet to create a primary bedroom suite with walk-in closet.
3. The applicant requires the following relief:
 - a. Insufficient Side Yard Setback – The proposed addition will increase the building height by 2 feet. As a result, the existing 15 foot side yard setback to the south property line will become deficient. Based on the proposed height of 24' – 9 ¼" the required side yard setback is approximately 16.6 feet (2/3rds of the building height.)
 - b. Exceeding Gross Building Area – A maximum gross building area of 32 percent, not to exceed 4,060 square feet is permitted for a lot with an area of 13,945 square feet. The proposed gross building area is 31.55% and 4,400.29 square feet.

4. The application is technically complete and can be scheduled for a hearing.