


To: Ridgewood Zoning Board of Adjustment
Jonathan Ra

From: John Barree, PP, AICP 

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

Date: November 18, 2024

Re: ZBA 24-31 Ra
334 Fairway Road
Block 3604, Lot 3
"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 30, 2024
- Property Survey prepared by Andrew A. Schmidt, PLS dated April 17, 2024.
- Zoning Compliance Table
- 16 Sheet set of Architectural Plans prepared by Mary Fitzpatrick Scro, RA, dated February 6, 2024.

Completeness Review and Comments

1. The subject property is an 11,250 square foot parcel on the south side of Fairway Road in the Village's R-2 Zone. The property is developed with a 1.5 story dwelling, detached garage, driveway, rear deck, and front paver walkway.
2. The applicant is proposing to renovate the dwelling and add a new second-story addition that will include a primary bedroom suite with walk-in closet and bathroom. The rear deck is proposed to be removed and replaced with an at-grade patio, and a new front porch is proposed.
3. The applicant requires the following relief:
 - a. Exceeding Maximum Coverage by Above Grade Structures (Full Lot) – A maximum of 20 percent is permitted where 23.3 percent exists, and 21.4 percent is proposed.
 - b. Exceeding Maximum Coverage by Above Grade Structures (Within 140 feet) – A maximum of 20 percent is permitted where 23.9 percent exists, and 21.8 percent is proposed.
4. The following non-conforming conditions exist and will not be altered by the application:

- a. Insufficient Side Yard Setback – A minimum side yard setback of 10 feet is required where 9.7 feet exists to the west side lot line.
 - b. Insufficient Side Yard Setback (combined) – A minimum combined side yard setback of 24.75 feet is required where 24.6 feet exists.
5. The proposal requires relief for exceeding the permitted coverage by above grade structures but will reduce the existing non-conformity.
6. The application can be deemed complete and scheduled for a hearing.