


**To:** Ridgewood Zoning Board of Adjustment  
Matthew G. Capizzi, Esq.

**From:** John Barree, PP, AICP 

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

**Date:** November 25, 2024

**Re:** ZBA 24-32 Cohen  
72 Ridge Road  
Block 2111, Lot 4  
"C" Bulk Variances; Completeness Review and Comments

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

- Village of Ridgewood Board of Adjustment Application Form with attachments dated November 1, 2024
- Property Survey prepared by David J. Von Steenburg, PLS dated August 2, 2019.
- 7 Sheet set of Architectural Plans prepared by Jordan Rosenberg, RA, revised through September 26, 2024.

### **Completeness Review and Comments**

1. The subject property is an 11,682 square foot, undersized lot on the south side of Ridge Road in the R-1 Zone. The property is developed with an existing residence and other typical improvements.
2. The applicant is proposing to remove an existing carport, rear patio, and rear raised deck, and to construct a one-story addition to the southeast corner of the house, a second story addition to the southwest corner, a new patio, new raised deck, and new walkways on the property.
3. The applicant requires the following relief:
  - a. Insufficient Side Yard Setback – A minimum side yard setback of 23 feet is required (2/3 building height of 34.5 feet) where 10 feet exists and will be matched by the new addition to the left side yard and 11.67 feet exists and 11.9 feet is proposed to the new second floor addition to the right side yard.
  - b. Exceeding Maximum Coverage by Above Grade Structures (Entire Lot) – A maximum of 20% coverage by above grade structures is permitted where 21.5% exists and a 21 square foot reduction to 21.2% is proposed.

- c. Exceeding Maximum Coverage by Above Grade Structures (within 140 feet) – A maximum of 20% coverage by above grade structures is permitted where 27.6% exists and a 21 square foot reduction to 27.3% is proposed.
- d. Exceeding Maximum Gross Floor Area (within 140 feet) – A maximum gross floor area of 34% is permitted where 38.2% is proposed.
4. The proposal is bringing the existing non-conforming coverage by improvements within 140 feet of the front lot line into conformity.
5. The zoning table on sheet G-01 contains a typo in the existing condition for the maximum coverage by improvements for the entire lot – it should read 36.6% rather than 46.6%.
6. The application is technically complete and can be scheduled for a hearing.