


To: Ridgewood Zoning Board of Adjustment
Justin and Gassia Fox

From: John Barree, PP, AICP 

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

Date: December 13, 2024

Re: ZBA 24-34 Fox
325 Crest Road
Block 1909, Lot 24
"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 October 13, 2024
- Property Survey prepared by Russell S. Kauffman, PLS dated June 12, 2019.
- 2 Sheet set of Architectural Plans prepared by Roger Schlicht, RA, dated October 10, 2024.

Completeness Review and Comments

1. The subject property is a substantially oversized lot in the R-110 Zone on the east side of Crest Road. The property is developed with a 2.5-story dwelling, driveway, pool, deck, patio, walkways, and other typical site improvements.
2. The applicant is proposing a second floor addition on the south side of the property closest to neighboring Lot 23. The addition is within the footprint of the existing dwelling so there is no change is proposed to the coverage by above grade structures.
3. The applicant requires the following relief:
 - a. Insufficient Side Yard Setback – A minimum side yard setback of 26 feet is required. The existing side yard setback ranges between 10.9 feet and 15.2 feet. The proposed addition will range from 12.5 feet to 15.2 feet. The vertical addition will maintain the same building line, but exacerbate the non-conforming condition.
 - b. Excessive Building Height – A maximum building height of 30 feet is permitted. The existing structure has a height of 35.5 feet to its tallest roof line. The proposed addition will have a height of 31.5 feet – exceeding the maximum permitted, but below the tallest existing portion of the dwelling.

4. In 2006, the Board granted a variance for the expansion of the ground floor of the dwelling through the enclosure of a “patio room” and construction of the deck that exists today. Those improvements received a variance for a side yard setback of 14.26 feet on the ground floor in a similar location to the proposed improvements in this application.
5. The property is subject to review by the Historic Preservation Commission. This review shall be conducted and a report provided to the Board prior to a hearing.
6. The survey provided is from 2019. The applicant shall provide either an affidavit verifying that the conditions shown on the survey remain accurate or a new up-to-date survey.
7. Upon confirmation that the HPC will have an opportunity to review the project and that the survey issue identified in comment 6 has been addressed, the application can be deemed complete and scheduled for a hearing.