


To: Ridgewood Zoning Board of Adjustment
Kerri & James Pilchik

From: John Barree, PP, AICP 

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

Date: February 7, 2025

Re: ZBA 25-01 Pilchik
309 Windsor Terrace
Block 1813, Lot 10
"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 January 2, 2025.
- Property Survey prepared by Kent Rigg, PLS dated November 18, 2024.
- 3 Sheet set of Architectural Plans prepared by Xiomara C. Paredes, AIA, dated November 21, 2024.
- Zoning Compliance Table.
- Exterior renderings – unsigned, undated.
- Exterior Photos taken 7/25/24

Completeness Review and Comments

1. The subject property is an undersized lot (8,163 SF where 10,500 SF is required) on the east side of Windsor Terrace in the R-2 Zone. The property has angled side lines resulting in a lot that is narrower at the rear than the front. The property is developed with a two-story dwelling with a front porch, driveway, detached garage, and rear patio.
2. The applicant is proposing a one-story family room addition to the rear of the dwelling, a new patio, a new landing and step between the addition and patio, and a new walkway to the driveway. The existing rear steps, patio, and cellar entrance will be removed.
3. The applicant requires the following relief according to Sheet VAR-1 of the architectural plans:
 - a. Insufficient Distance between Principal and Accessory Structures – A minimum distance of 12 feet is required between principal and accessory structures where the distance between the proposed rear addition and existing detached garage is 11.25 feet.

- b. Exceeding Maximum Coverage by Above-Grade Structures – A maximum of 20% coverage by above grade structures is permitted where 20.52% exists and 22.98% is proposed.
4. There are other existing non-conforming dimensional conditions that will remain and not be modified by the application including:
 - a. Insufficient Lot Area – 8,163 SF where 10,500 SF is required.
 - b. Insufficient Lot Width – 70' at setback where 75' is required.
 - c. Insufficient Front Yard Setback – 34.2' where 45' is required.
5. The application is technically complete and can be scheduled for a hearing.