


To: Ridgewood Zoning Board of Adjustment
Kevin and Colleen St. John

From: John Barree, PP, AICP 

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

Date: February 7, 2025

Re: ZBA 25-02 St. John
199 Spencer Place
Block 2301, Lot 4
"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 October 18, 2024.
- 4 Sheet set of Architectural Plans prepared by Xiomara C. Paredes, AIA, dated October 22, 2024.
- Zoning Compliance Table.
- Exterior renderings – unsigned, undated.
- Exterior Photos taken 7/2/24

Completeness Review and Comments

1. The subject property is a slightly oversized parallelogram shaped property on the north side of Spencer Place in the R-2 Zone. The lot is 5 feet deficient in width with 70 feet existing where 75 feet is required. The property is developed with an existing two-story dwelling with a driveway, detached garage, rear patio, and other customary residential improvements.
2. The applicant is proposing a one-story front addition to create a foyer, a one-story front open portico with steps, a box window on the right side of the structure to expand the dining room, a two-story addition in the northeast (back right) corner of the dwelling to expand the ground floor mud-room and add a new upstairs bathroom, a separate 2nd story addition to add a new home office, and modifications to the existing rear patio.
3. The applicant requires the following relief according to Sheet VAR-1 of the architectural plans:
 - a. Insufficient Front Yard Setback – The proposed addition will be set back 37.3 feet where 40 feet is required and the open porch will be set back 33.8 feet where 35 feet is required.

- b. Exceeding Maximum Coverage by Above Grade Structures within 140 feet – A maximum coverage of 20% is permitted where 19.88% exists and 21.39% is proposed.
4. It does not appear as if there is any floor area in the attic with a clear ceiling height of 7 feet or greater, but the applicant should clarify in testimony whether any exists.
5. The application is technically complete and can be scheduled for a hearing.