


To: Ridgewood Zoning Board of Adjustment
Dina & Tambi Kat

From: John Barree, PP, AICP 

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

Date: February 28, 2025

Re: ZBA 25-04 Kat
225 Lockwood Road
Block 4317, Lot 1
"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 17, 2025.
- Property Survey prepared by Thomas G. Stearns III, PLS dated December 8, 2015 with survey affidavit dated January 21, 2025.
- 4 Sheet set of Architectural Floor Plans prepared by Robert C. Barnett, RA, dated January 12, 2023.
- 3 Sheet set of Architectural Plot Plan and Elevations prepared by Robert C. Barnett, RA, dated January 14, 2025.

Completeness Review and Comments

1. The subject property is an undersized corner lot in the R-2 Zone at the intersection of Lockwood Road and Witthill Road. The property is developed with a one story residential dwelling with a driveway, various walkways, and an accessory shed.
2. The applicant is proposing a new second story addition and new covered porches in the front and rear of the dwelling. As part of the improvements, an existing wood platform, several walkways, and the accessory shed are proposed to be removed.
3. The applicant requires the following relief:
 - a. Insufficient Front Yard Setback – A minimum front yard setback of 40 feet is required.
 - i. The existing structure is setback +/- 18.5 feet from Witthill Road and the proposed second floor addition will match the 18.5 foot setback and the new covered front porch will have a setback of 9.78 feet.

- ii. The existing structure is setback 39.71 feet from Lockwood Road. The proposed covered front porch and second story addition will match the non-conforming setback.
 - b. Insufficient Rear Yard Setback – A minimum rear yard setback of 30 feet is required. An existing attached “frame shed” is setback approximately 21 feet from the rear lot line. The proposed covered porch at the back of the house will be setback approximately 21.5 feet.
 - c. Exceeding Maximum Coverage by Above Grade Structures – A maximum coverage by above grade structures of 20% is permitted where the proposed improvements will have a coverage of 21.56%.
4. The application is technically complete and can be scheduled for a hearing.