


**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:** March 18, 2025

**Re:** ZBA 25-05 Leung  
256 Ivy Place  
Block 3910, Lot 2  
"C" Bulk Variances - Completeness Review and Comments

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

- Letter of Representation from Matthew G. Capizzi, Esq. dated January 16, 2025.
- Village of Ridgewood Board of Adjustment Application Form with attachments dated January 17, 2025.
- Property Survey prepared by John A. Loch, PLS dated August 22, 2024.
- Photo Exhibit consisting of three pages, undated.
- Ridgewood HPC Report dated December 31, 2024.
- Color Rendering, unsigned, undated.
- 13 Sheet set of Architectural Plans prepared by Jordan Rosenberg, RA, revised through December 24, 2024.

### **Completeness Review and Comments**

1. The subject property is a substantially oversized corner lot in the R-1 zone at the intersection of Carlisle Terrace and Ivy Place. The property is currently developed with a 2 ½ story dwelling, detached frame garage, in-ground pool, and other typical residential site improvements. The property is a locally designated individual historic landmark according to the Master Plan Historic Preservation Element and is known as the Wheeler W. Phillips House.
2. The applicant is proposing the following improvements and modifications to the property:
  - a. A one-story addition to the southwest corner of the existing dwelling with a footprint of 500 square feet.
  - b. Converting the existing detached garage into a pool cabana with a new patio.
  - c. A one-story attached two car garage addition to the southeast corner of the existing dwelling.

- d. Removing the existing in-ground pool and constructing a new in-ground pool on the west side of the property between the house and side property line.
  - e. A new sports court between the dwelling and southern (rear) property line.
  - f. A new paver driveway to the new attached garage from Ivy Place.
3. The applicant requires the following relief:
- a. Insufficient Front Yard Setback – A minimum front yard setback of 45 feet is required to Ivy Place. The existing dwelling has a 33 foot setback and the proposed attached garage will have a 34 foot setback.
  - b. Exceeding Maximum Gross Building Area within 140' of Carlisle Avenue – A maximum GBA within 140' of the front lot line of 24% (area between 19,250 and 24,999) or 5,000 SF (whichever is less) is permitted. The application proposes 5,147 SF (22.9%).
  - c. Exceeding Maximum Gross Building Area within 140' of Ivy Place – A maximum GBA within 140' of the front lot line of 20% (25,000 SF and over) is permitted. The application proposes 20.5%.
  - d. Exceeding Maximum Driveway Width – A maximum driveway width of 25 feet is permitted where 32 feet is proposed.
  - e. Exceeding Rear Yard Coverage for a Recreational Facility (Sports Court) (190-124.G) – When recreational facilities / sports courts in the rear yard are provided the total coverage by improvements shall not exceed 40% of the rear yard area. With the existing pool and looped driveway, the current rear yard coverage is 60%. The applicant is proposing a rear yard coverage of 53%.
4. The proposed new driveway to the two-car attached garage is conforming in width. What is the purpose and justification for retaining the old driveway to the carport now that the looped on-site driveway has been eliminated?
5. Pool equipment is shown in two locations, adjacent to the former garage / proposed pool cabana and at the front corner of the dwelling facing Carlisle Avenue. The applicant should clarify the extent of the necessary equipment and whether both locations are necessary.
6. The applicant should confirm that no exterior lighting is proposed for the sports court. If any lighting is proposed, a design shall be provided and further relief will be required.

7. The coverage by improvements on site is increasing from existing conditions. The applicant should be aware that any approval by the Board will be subject to review by the Village Engineer's office for compliance with the stormwater management ordinance.
8. The application is technically complete and can be scheduled for a hearing. The applicant and their witnesses should be prepared to address the questions and comments in this report at the Board hearing.