


**To:** Ridgewood Zoning Board of Adjustment  
Bruce Rosenberg, Esq.

**From:** John Barree, PP, AICP 

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

**Date:** March 21, 2025

**Re:** ZBA 25-10 Maxwell  
525 North Maple Avenue  
Block 2904, Lot 16  
"D" Use and "C" Bulk Variances - Completeness Review and Comments

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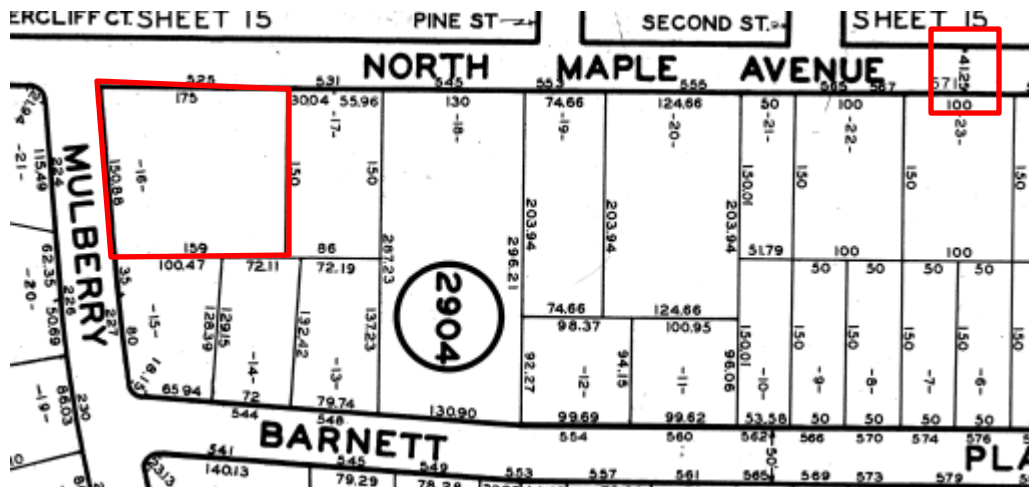
I have reviewed the following materials in preparation of this report:

- Letter of Representation from Bruce R. Rosenberg, Esq.
- Village of Ridgewood Board of Adjustment Application Form with attachments dated February 10, 2025.
- Property Survey prepared by Andrew A. Schmidt, PLS, dated April 4, 2024.
- Four sheet set of architectural plans prepared by Frank E. Hall, AIA, revised through December 30, 2024.
- Google Maps Aerial Image
- Three photographs of the subject property

#### **Completeness Review and Comments**

1. The subject property is a substantially oversized lot in the R-2 Zone at the intersection of North Maple Avenue and Mulberry Place. The property is developed with a two-family dwelling with an attached garage and other customary improvements.
2. For many years, the property consisted of a single-family dwelling with an attached medical office operated by a dentist. In 2019, the Board granted d(1) use variance approval to convert the office space to a second dwelling unit.
3. The applicant is proposing to convert the existing attached garage into additional living space, which involves increasing the height of the structure, and then to construct a new detached two-car garage. Minor modifications to the driveway, with a portion being removed and a new slightly larger portion being added are also proposed.
4. The applicant requires the following relief:

- a. D(1) Use Variance – The building is a legal two-family based on the 2019 D(1) variance approval. The proposed addition, which will result in the expansion and intensification of the use previously approved by variance is considered a D(1) variance.
  - b. Insufficient Rear Yard Setback – A rear yard setback of 30 feet is required in the R-2 Zone. The existing structure is being modified with increased height but will maintain the existing 26.2 foot setback. A new covered entry is proposed with a setback of 22.7 feet.
5. Testimony shall be provided to the Board demonstrating that the positive and negative criteria associated with a d(1) use variance , as outlined in the municipal land use law at N.J.S.A. 40:55D-70.d, and established by case law can be met.
  6. The right-of-way width of North Maple Avenue is 41.25 feet along the property frontage. Per Section 190-119.A.(1)(a) when the right-of-way width of an abutting street is less than 50 feet, the required front yard setback is increased by half the difference between the width of the ROW and 50. In this case, an additional 4.375 feet of setback for a total of 44.375 feet are required. The existing structure has a slightly non-conforming front yard setback that will not be modified by the application; however, the zoning table should be updated to ensure accuracy and avoid any future confusion.
  7. The application is technically complete and can be scheduled for a hearing.



Portion of Ridgewood tax map Sheet 29