


**To:** Ridgewood Zoning Board of Adjustment  
Jennifer M. Berardo, Esq.

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

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

**Date:** March 18, 2025

**Re:** ZBA 25-08 Basov & Kalinina  
3 Paul Court  
Block 2505, Lot 2.04  
"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 Jennifer M. Berardo, Esq. dated January 21, 2025.
- Village of Ridgewood Board of Adjustment Application Form with attachments dated January 23, 2025.
- Existing Conditions Property Map prepared by Thomas G. Stearns, III, PE & PLS, dated December 23, 2024.
- Notice of Violation Warning from the Village of Ridgewood Code Enforcement, dated December 9, 2024.

### **Completeness Review and Comments**

1. The subject property is an undersized corner lot in the R-110 Zone located at the intersection of Godwin Avenue and Paul Court. The property is developed with a residence, driveway with two points of access to Paul Court, an in-ground pool, and other typical residential site improvements.
2. In December 2024, the applicant was issued a violation warning by Village code enforcement because a treehouse was constructed without permits. Section 190-124.H of the Village Code regulates "Playground Equipment", which includes treehouses.
3. The applicant requires the following relief:
  - a. Exceeding Maximum Floor Area for Playground Equipment – A maximum of 64 square feet is permitted for playground equipment where the applicant is seeking approval to retain the 135 square foot treehouse.

- b. Insufficient Side Yard Setback for Playground Equipment – A minimum side yard setback of 5 feet is required for playground equipment where the applicant is seeking approval to retain the treehouse with a 3.87-foot setback.
4. The applicant should provide testimony about the height of the treehouse structure. A maximum height of 10 feet from the floor to top of the roof and 20 feet from the ground to the top of the roof is permitted.
5. The application is technically complete and can be scheduled for a hearing.