


To: Ridgewood Zoning Board of Adjustment
Jay Nipe

From: John Barree, PP, AICP 

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

Date: April 3, 2025

Re: ZBA 25-11 Nipe
300 Godwin Avenue
Block 2206, Lot 1
"C" Bulk Variance - 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 February 18, 2025.
- Property Survey prepared by Steven L. Koestner, PE, PLS, dated August 21, 2024.
- Five sheet set of architectural plans prepared by Sean Marshan, RA, dated December 5, 2024.

Completeness Review and Comments

1. The subject property is a substantially oversized lot in the R-110 Zone at the intersection of Godwin Avenue and Melrose Place. The property is developed with an existing residential structure with driveways from both abutting streets, a pool, and other typical residential improvements.
2. The applicant is seeking approval to construct a detached one car garage with a footprint of 418 square feet adjacent to the existing porte cochere on the east side of the dwelling.
3. The applicant requires the following relief:
 - a. Insufficient Setback between Principal and Accessory Structures – A minimum setback of 12 feet is required between principal and accessory structures. The proposed garage will be set back 5 feet from the porte cochere.
4. The property does not currently have a garage, so the proposed development will eliminate one non-conforming condition.

5. The applicant should provide testimony confirming the combined width of the paved areas of the existing and proposed driveway at their widest point. A maximum combined width of 25 feet is permitted. It appears that the design either complies, or could be made to comply if necessary to avoid additional variance relief.
6. The applicant should be prepared to address the decision to place the garage in a location that requires variance relief. The property is substantial and could potentially accommodate the garage in a variety of locations. In addition, if the garage were attached to the principal structure, relief would not be required. The applicant should provide testimony about the physical characteristics of the property and any other relevant factors to support the proposed location.
7. The application is complete and can be scheduled for a hearing.