


To: Ridgewood Zoning Board of Adjustment
Barry Poskanzer, AIA

From: John Barree, PP, AICP 

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

Date: March 21, 2025

Re: ZBA 25-09 Rama & Offer
615 Witthill Road
Block 4305, Lot 33
"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 24, 2025.
- Property Survey prepared by David J. Von Steenburg, PLS, dated August 10, 2018.
- Survey Affidavit dated January 24, 2025.
- Two sheet set of plans prepared by Cheryl Fothergill, Design Consultant, revised through November 20, 2024.

Completeness Review and Comments

1. The subject property is an undersized lot in the R-2 Zone on the north side of Witthill Road. The property is currently developed with a residential structure with an attached garage, rear patio, and rear deck.
2. The applicant is proposing to remove the existing covered porch and wood deck located at the northeast corner (back right) corner of the dwelling. The applicant then wishes to extend the existing paver patio toward the rear of the property and to install a new 8' x 12' covered pergola. Landscaping improvements near the rear property line and along the back of the house are also proposed.
3. The applicant requires the following relief:
 - a. Insufficient Patio Setback – Section 190-124.S(2) requires that patios be set back at least 10 feet from side and rear lot lines. The proposed patio will be setback 5 feet from the rear property line.

4. The property is non-conforming as to area, width, and depth. The lot area of 6,523 square feet is 62% of the required 10,500 square feet.
5. The plans show modifications to a retaining wall in the rear yard. A topographical survey and grading plan have not been provided. It is not clear what the elevation of the subject property's rear yard is in relation to the surrounding properties.
6. The applicant is proposing to increase the improved coverage of the lot by more than 200 square feet, so the project will be subject to stormwater management review by the Village Engineer. The applicant should be aware that as a condition of any Board action, a grading and drainage plan will be required.
7. The application is technically complete and can be scheduled for a hearing.