


**To:** Ridgewood Zoning Board of Adjustment  
Andrew & Meaghan Schmidt

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

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

**Date:** April 8, 2025

**Re:** ZBA 25-12 Schmidt  
739 Parsons Road  
Block 1304, Lot 19  
"C" Bulk Variance - Completeness Review and Comments

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

- Village of Ridgewood Board of Adjustment Application Form with attachments dated February 19, 2025.
- Letter of Denial from the Ridgewood Assistant Zoning Officer dated February 6, 2025.
- Property Survey prepared by Thomas G. Stearns III, PLS, dated January 23, 2025.
- Seven sheet set of architectural plans prepared by Amanda Denaro, RA, dated February 6, 2025 **(with updated coversheet calculations, revision date not noted)**.
- Zoning Table

### **Completeness Review and Comments**

1. The subject property is an undersized lot in the R-1 Zone located on the east side of Parsons Road. The property is developed with a residential structure with a one car attached garage, driveway, pool, and other customary residential improvements.
2. The applicant is seeking approval to construct a 69 square foot second story addition above an existing first floor area. The proposed addition will provide an ensuite bathroom to an existing bedroom.
3. The applicant requires the following relief:
  - a. Insufficient Side Yard Setback – A minimum side yard setback of 16.64 feet is required (2/3 of the building height) where 11.41 feet exists and will be maintained for the proposed second story addition.

- b. Insufficient Combined Side Yard Setback – A combined minimum side yard setback of 24.75 feet is required where 24.66 feet exists and will be maintained for the proposed second story addition. The existing non-conformity is approximately one inch. \_\_\_\_\_
  - c. Exceeding Permitted Gross Building Area – A maximum gross building area of 32% is permitted where **32%** exists and **32.6%** is proposed – an increase of 69 square feet.
  - d. Exceeding Permitted Gross Building Area within 140 feet – A maximum gross building area of 32% is permitted within 140 feet of the front lot line, where **34.3%** exists and **34.9%** is proposed – an increase of 69 square feet.
4. The existing building coverage within 140 feet of the front lot line is a non-conforming condition that will not change as a result of the proposal (21.3% where 20% is permitted.)
  5. The gross building area (GBA) calculation is unclear. The “building areas” calculation includes the front portico, side porch, and rear covered patio. These improved areas may do not contribute to GBA if they are not enclosed. In addition, the plans do not include a reference to any floor area in the attic or ½ story identified on the plans. The floor area associated with any vertical dimension of 7’ or greater counts toward GBA. Please review and update the calculation as necessary.

**Addressed – the plans have been updated to correct the GBA numbers.**

The definition of “gross building area” is:

**GROSS BUILDING AREA**

The sum of the horizontal area or areas of each story or hall story of all principal and accessory buildings on a site, measured from the exterior face of the exterior walls of such buildings. Gross building area shall not include basements, except as indicated below, areas not enclosed by walls, screening, windows, etc., and areas having a vertical dimension of less than seven feet between the floor (or if there is no floor, then the joists) and the bottom of the roof structure. Gross building area shall include but not necessarily be limited to the following:

- A. The horizontal area of habitable and nonhabitable floor area.
- B. The horizontal area of interior and exterior walls.
- C. The horizontal area of the portion of attics or other similar areas below the roof having a vertical dimension of at least seven feet between the floor (or if there is no floor, then the joists) and the bottom of the roof structure.
- D. The horizontal area of all stairs and stairwells on each floor. The gross building area shall be calculated as the area of stairs and stairwells times the number of stories through which the stairs and stairwells project.
- E. The horizontal area of spaces that project through two or more stories. The gross building area shall be calculated as the area of the space times the number of stories through which the space projects.

F. The horizontal area of enclosed porches, decks and similar features enclosed by screening, windows or similar enclosures.

G. The horizontal area of attached garages, storage rooms and similar areas.

H. The horizontal area of a basement that extends beyond the footprint of the floor immediately above it and has any portion of its volume located three or more feet above the adjacent grade.

6. The architectural plans provide calculations for the building areas and coverage by improvements. There are a number of features shown on the survey that contribute to the coverage by improvements and are not shown on the architectural plan or included in the calculation. These include: the stone and masonry walls, air conditioning units, and generator. The applicant is not proposing an increase in coverage, but the existing condition may be non-conforming within 140 feet of the front lot line. The applicant should update the architectural plan to reflect all the improvements on the survey and update the calculations so they are comprehensive.

**Addressed, the calculations have been updated.**

7. After the updated calculations have been provided, the application can be deemed complete and scheduled for a hearing.

**The comments have been addressed, the application is complete and can be scheduled.**