


To: Ridgewood Zoning Board of Adjustment
Linoy Mathew

From: John Barree, PP, AICP 

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

Date: April 8, 2025

Re: ZBA 24-23 Mathew
314 South Van Dien Avenue
Block 4107, Lot 19
"C" Bulk Variance; Completeness Review and Comments

I have reviewed the following materials in preparation of this report which updates the prior report of August 15, 2025:

- Village of Ridgewood Board of Adjustment Application Form dated June 25, 2024.
- Property Survey prepared by Stephen D. Rigg, PLS, dated December 27, 2023.
- Architectural Plans consisting of 9 sheets, prepared by Thomas J. Mesuk Architect, LLC, revised through **April 7, 2025**.
- Zoning Table

Completeness Review and Comments

1. The subject property is an undersized parcel on the west side of South Van Dien Avenue in the R-125 Zone. The property has just over half the required width at +/- 68 feet where 125 feet is required, and just under double the required depth with +/- 305 feet where 160 feet is required. The property is developed with a single-story structure that the application describes as a non-conforming two-family dwelling. A driveway and detached garage are located along the northern property line.
2. The applicant is proposing to eliminate the non-conforming use and modify the house to be a single-family dwelling. An addition to expand the ground floor, add a full second story with an exterior terrace, construct a new rear deck, extend the driveway, replace the existing one car garage with a new detached garage and add a circular driveway in the front yard is also proposed.
3. The following variance relief is required:
 - a. Exceeding Maximum Coverage by Above Grade Structures within 200' Feet - 20% (2,870 SF) is permitted, where 20.2% (2,898.4 SF) is proposed.

Addressed.

10. The survey does not show any existing trees. Aerial imagery of the property appears to show at least one tree that may be impacted by the proposed addition. The applicant shall be aware that any Board action will be conditioned on compliance with the Village's tree removal and replacement permitting requirements.

Informational continuing comment.

11. The applicant shall submit revised plans addressing the items noted in this report. Upon receipt of plans addressing the revisions, the application can be deemed complete and scheduled for a hearing.

The revised plans have addressed the open comments. The application is complete and can be scheduled for a hearing.