


To: Ridgewood Zoning Board of Adjustment
Christopher Wilson

From: John Barree, PP, AICP 

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

Date: March 18, 2025

Re: ZBA 25-06 Wilson
718 Hillcrest Road
Block 1403, Lot 7
"D" Height Variance, "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 17, 2025.
- Property Survey prepared by Thomas G. Stearns, PLS, dated February 7, 2025.
- 3 sheet set of architectural plans prepared by Roger D. Schlicht, RA, revised through March 13, 2025.

Completeness Review and Comments

1. The subject property is an undersized triangular property in the R-1 Zone on the west side of Hillcrest Road. The property is developed with a residence, driveway, detached garage and other typical site improvements. The garage is located in the rear corner of the property, effectively in the point of the triangle and is not connected to the driveway.
2. The applicant is proposing a rear addition to the first floor to create a mudroom and powder room that will also include a covered rear entry and modifications to a walkway. The applicant is also proposing an addition to the attic that will provide a new primary bedroom suite.
3. The applicant requires the following relief:
 - a. D(6) Exceeding the Maximum Building Height – 30 feet is permitted where 33.2 feet exists and 33 feet is proposed. The overage is 10% or greater than what is permitted, so the variance is considered a "d(6)" variance pursuant to N.J.S.A. 40:55D-70.d(6).

- b. Insufficient Side Yard Setback – The side yard setback is required to be 22 feet (2/3 the building height) where 11.5 exists to the south, 12.5 feet exists to the north, and the proposed rear addition will be setback 12.5 feet to the north and the proposed attic addition 14.1 feet to the south and 15.5 feet to the north.
 - c. Insufficient Combined Side Yard Setback – 27.3 feet is required, 24 feet exists and will remain for most of the house, and the new addition will be at 26.6 feet.
- 4. There are several existing non-conforming conditions that will not be altered by the project including the lot area, lot width, average lot width, and lack of a garage parking space.
 - 5. The application is technically complete and can be scheduled for a hearing.