


**To:** Ridgewood Zoning Board of Adjustment  
Michael and Joy Leff

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

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

**Date:** May 16, 2025

**Re:** ZBA 25-15 Leff  
562 Lotus Road  
Block 4306, Lot 11  
"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 April 4, 2025.
- Property Survey prepared by Stephen D. Rigg, PLS, updated January 21, 2025.
- Two sheet set of architectural plans prepared by William G. Brown, Jr., AIA, revised through February 3, 2025.

### **Completeness Review and Comments**

1. The subject property is an undersized lot on the south side of Lotus Road in the R-2 Zone. The undersized character of the property is driven by a deficient lot width of 60 feet where 75 feet is required. The property is developed with a 2 ½ story dwelling, with a driveway, detached garage, rear patio, and other typical residential improvements.
2. The applicant is proposing a new covered open front porch extending across about two thirds of the front of the house.
3. The applicant requires the following relief:
  - a. Insufficient Front Yard Setback – A minimum setback of 40 feet is required, so an open porch can extend to within 35 feet of the front lot line. The existing setback is 26.7 feet and the proposed porch setback is 21.7 feet to the roofed porch and 19.7 feet to the steps.
  - b. Insufficient Side Yard Setback – A minimum side yard setback of 10 feet is required where 8.1 feet exists to the western property line, which the proposed porch will match.
  - c. Exceeding Coverage by Above Grade Structures – A maximum coverage by above grade structures of 20% is permitted where 22.68% exists and 25.08% is proposed.

- d. Exceeding Coverage by Above Grade Structures within 140 feet – A maximum coverage by above grade structures within 140 feet of the front lot line of 20% is permitted where 24.95% exists and 27.59% is proposed.
  - e. Exceeding Coverage by Improvements within 140 feet – A maximum coverage by improvements within 140 feet of the front lot line of 45% is permitted where 45.4% exists and 48.73% is proposed.
4. The elevation drawing of the proposed porch shows a privacy screen on the west side. When reviewing requests for porch variances, the Board typically requires a condition that they not be screened or otherwise enclosed. The applicant should address the type of material proposed for the privacy screen in that context.
  5. The application is technically complete. Please contact Ms. Wondergem to schedule a hearing.