

**To:** Ridgewood Zoning Board of Adjustment  
Michael and Kristin O'Donoghue

**From:** Susan Gruel, PP  
Gabrielle Thurm, AICP

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

**Date:** July 14, 2025

**Re:** ZBA 25-17 O'Donoghue  
584 Highland Avenue  
Block 2809, Lot 6  
"C" Bulk Variance - Completeness Review and Comments

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

- Village of Ridgewood Board of Adjustment Application Form with attachments dated May 2, 2025.
- 4 sheet plan set prepared by Lino Picinic Architect, RA, dated September 26, 2024, revised June 28, 2025
- Property survey prepared by Thomas G. Stearns III, PLS, dated August 5, 2024.
- Survey affidavit dated April 29, 2025.
- Existing conditions photos.
- Completeness Review Response from Deck Remodelers, LLC, dated July 8, 2025

### **Completeness Review and Comments**

1. The subject property is an undersized lot in the R-110 Zone on the west side of Highland Avenue. The property is developed with a two-story residential structure with typical improvements including a wood deck and bluestone patio at the northwest corner of the dwelling.
2. The applicant is proposing to construct a new deck with a pergola structure that will replace the existing wood deck and a portion of the bluestone patio. The footprint of the deck is slightly different, but smaller than the combined area of the existing deck and patio. The proposed pergola structure will be 9'-9 ½" above the surface of the deck. The combined height of the deck and pergola is 13'-6".
3. The applicant requires the following relief:
  - a. Insufficient Rear Yard Setback – The proposed deck and pergola will be setback 26.49 feet from the rear property line where 40 feet is required.

- b. Exceeding Maximum Coverage by Above Grade Structures – A maximum coverage by above grade structures of 20% (3,294 square feet) is permitted where 24.3% (4,008.8 SF) exists and 24.5% (4,037.8 SF) is proposed.
4. Based on the revised submissions, the application has been deemed complete and can be scheduled for a Board hearing.