

To: Ridgewood Zoning Board of Adjustment
Christopher Wilson

From: Susan Gruel, PP
Gabrielle Thurm, AICP

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

Date: August 11, 2025

Re: ZBA 25-31 Sanchez
697 Ellington Road
Block 4607, Lot 24
"C" Bulk Variances - Completeness Review and Comments

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

- Village of Ridgewood Board of Adjustment Application Form with attachments dated July 30, 2025.
- 6-page Variance Application Checklist
- 500-foot Radius Keymap, prepared by Christopher J. Lantelme P.E. and L.S., dated July 28, 2025.
- Survey, prepared by Christopher J. Lantelme P.E. and L.S, dated March 30, 2025.
- 2-page Cover Letter from Joseph J. Bruno, AIA, dated July 29, 2025.
- Site Plan prepared by Joseph J. Bruno, AIA, dated June 18, 2025, revised July 21, 2025.
- Architectural Elevations prepared by Joseph J. Bruno, AIA, dated June 18, 2025, revised July 21, 2025.
- Floorplans, prepared by Joseph J. Bruno, AIA, dated June 18, 2025, revised July 21, 2025.

Completeness Review and Comments

1. The subject property is an 7,602 square foot property in the R-2 Zone with 75 feet of frontage along Ellington Road and 85 feet of frontage along Midwood Road. The property is developed with a one and a half-story residence, enclosed rear porch, concrete patio, two sheds, a dog run, and other typical site improvements.
2. The applicant is proposing to remove the existing rear porch, and patios and walkways. The applicant proposes to construct a new first floor addition and second floor, a deck and stairs, patio, front walkway, and driveway. The applicant will also construct an attached garage.
3. The applicant requires the following relief:

- a. Insufficient Front Yard Setback – A front yard setback of 40 feet is required. A setback of 31.75 feet is proposed from Ellington Road, and a setback of 27.2 feet is proposed from Midwood Road.
 - b. Insufficient Rear Yard Setback – A rear yard setback of 30 feet is required. The applicant proposes a rear yard setback of 14.1 feet.
 - c. Excessive Driveway Width – A maximum driveway width of 17 feet is permitted. The applicant proposes a driveway width of 24 feet.
 - d. Excessive Coverage by Above Grade Structures – A maximum 20% by above grade structures is permitted. The applicant proposes a coverage of 21.95% by above grade structures.
4. On September 9, 2008, the previous owners of the property received Zoning Board approval for insufficient front yard setback and insufficient rear yard setback
 5. There are several preexisting nonconforming features associated with the property including insufficient lot area and insufficient lot depth.
 6. The applicant is missing the following submission details, as specified by Ordinance Section 190-67:
 - a. “Signature block for signatures of Chairman and Secretary of the Board.”
 7. The application shall address comment five (5) and submit revised documentation. Upon review of the revised documentation the application may be deemed complete and can be scheduled for a hearing.