

To: Village of Ridgewood Zoning Board of Adjustment
Gregory & Victoria Iannacone

From: John Barree, PP, AICP - john@mjplanningllp.com

CC: Bruce Whitaker, Esq. Board Attorney
James McGrath, PE, Director of Public Works / Village Engineer
Jane Wondergem, Board Secretary

Date: February 18, 2026

Re: ZBA 25-41 Iannacone
178 N. Pleasant Ave
Block 3402, Lot 7
Completeness Review and Planning Comments

This memorandum constitutes a completeness review and planning comments for the above referenced application. As requested, I have reviewed the following materials in preparation of this report:

- Village of Ridgewood Zoning Application with attachments dated August 4, 2025.
- Property survey prepared by John J. Butler, PLS, dated May 9, 2022.
- Architectural Plan, consisting of 3 sheets, prepared by Roger D. Schlicht, RA, revised through September 22, 2025.

Completeness Review and Planning Comments

1. The subject property is a conforming corner lot in the R-2 Zone, except for lot width, located at the intersection of North Pleasant Avenue and Linwood Avenue. The property is developed with a residential dwelling, detached garage, patio, and other typical residential improvements.
2. The applicant is proposing to demolish the existing detached garage and to construct a new, larger garage with a modified driveway area. A new covered porch is proposed in the southwest corner of the house over a portion of the existing patio. The remainder of the patio and walkways in the rear yard will also be modified, and a new pool is proposed.
3. The application requires the following relief:
 - a. Excessive Driveway Width – The Village Ordinance permits driveways a maximum width of 1/5 the lot width or 25 feet within the front yard. The proposed driveway is 37 feet wide where 25 feet is permitted.
4. The existing driveway is substantially wider than the proposed driveway, so the current condition is non-conforming. The portion of the proposed driveway that exceeds 25 feet in width is closer to Linwood Avenue than the existing non-conforming driveway area, but appears to be less impactful on the balance as the driveway is being reduced in size, which will lower the improved coverage on the lot despite the other proposed improvements.



5. The application is technically complete and scheduled for the February 24, 2026 Zoning Board meeting.