

To: Village of Ridgewood Zoning Board of Adjustment
Henry & Meghan Killian

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 25-43 Killian
757 Hillcrest Road
Block 1404, Lot 21
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 October 17, 2025.
- Letter of Zoning Denial, dated February 6, 2026.
- Property survey prepared by David J. Von Steenburg, PLS, dated August 6, 2025.
- Architectural Plan, consisting of 5 sheets, prepared by Xiomara C. Paredes, AIA, dated October 10, 2025.
- Property photos, dated June 25, 2025 and October 15, 2025.

Completeness Review and Planning Comments

1. The subject property is an undersized, 12,023 square foot parcel with 80 feet of width where 100 feet is required, on the east side of Hillcrest Road in the R-1 Zone. The property is developed with a 2.5 story dwelling with a detached garage, patio, and other typical residential improvements.
2. The applicant is proposing to remove a one-story portion of the northeast corner of the residence and replace it with a new two-story addition in the same footprint. The existing patio is proposed to be modified and reduced in size, a new open front porch is proposed, and a small expansion of the driveway and several new walkways are proposed. A new cellar door, generator, and replacement air conditioning units are proposed in the side yard along the north side of the dwelling.
3. The application requires the following relief:
 - a. Excessive Building Height – The proposed addition will be 31.25 feet in height, where 32.41 feet exists to the highest point of the roof and 30 feet is permitted.
 - b. Insufficient Side Yard Setback – The proposed front porch will have a side yard setback of 13.88 feet, and the proposed rear addition a side yard setback of 14.1 feet. These measurements align with the setback of the existing house that varies with the slightly angled lot line. The new proposed cellar door will have a setback of 7.75 feet. Entrance stairs

are permitted to encroach into a side yard by 36 inches, so the proposed encroachment exceeds what is permitted.

- c. Insufficient Setback for Mechanical Equipment – Section 190-124.M(3) requires a 10 foot setback from any lot line for exterior mechanical equipment. The proposed generator and air conditioning units will be set back 9 feet from the northerly, side lot line.
4. The application is technically complete and scheduled for the February 24, 2026 Zoning Board meeting.