

To: Village of Ridgewood Zoning Board of Adjustment
Stephanie and Brian Zumbolo

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: March 9, 2026

Re: ZBA 25-42 Zumbolo
55 Valley View Avenue
Block 1916, Lot 9
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 10, 2025.
- Property survey prepared by Kent Rigg, PLS, dated September 12, 2025.
- Architectural Plan, consisting of 6 sheets, prepared by Xiomara C. Paredes, RA, dated October 8, 2025.
- Historic Preservation Commission Report, dated January 29, 2026.
- Photo / Aerial Image Exhibit, consisting of 4 sheets, photos dated June 4, 2025.

Completeness Review and Planning Comments

1. The subject property is an oversized lot on the north side of Valley View Avenue in the R-110 Zone. The property is developed with an existing residence with a covered front porch, detached garage, driveway, in-ground pool, and other customary residential improvements.
2. The applicant is proposing to several improvements to the property including:
 - a. Demolishing the existing detached garage and replacing it with a new garage with an accompanying modification to the driveway.
 - b. Enclosing a portion of the front porch to accommodate a new bathroom.
 - c. Installing of a new box window on the right (east) side of the house that will replace an existing box window.
 - d. Removing a portion of the front walkway between the driveway and the street.
3. The application requires the following relief:
 - a. Insufficient Side Yard Setback – Based on the building height, a minimum side yard setback of 20.92 feet is required to the allowable encroachment for a box window where 18 feet exists and 18.5 feet is proposed.

- b. Exceeding Maximum Coverage by Improvements (whole lot) – The total area of the property is 27,113 square feet, so a maximum coverage by improvements of 35% (9,489.5 SF) is permitted, where 38.35% (10,399 SF) exists and will remain after the proposed additions and removals to impervious surfaces on the property.
 - c. Exceeding Maximum Coverage by Improvements (within 175') – The area of the property within 175 feet of the front lot line is 23,800, so 40% improved coverage, not to exceed 8,750 square feet is permitted, where 9,994 (42%) square feet exists and 10,081 square feet (42.4%) is proposed.
4. As indicated above, there is no net increase in improved coverage on the lot, but the areas of improvement are being modified. There is an increase of 87 square feet of improved coverage within 175 feet of the front lot line. The rider to the application indicates that the applicant will provide stormwater management improvements although the application is below the threshold to be defined as a “minor development” in the Village Code. The applicant should provide testimony about the nature of the proposed stormwater improvements.
5. The applicant should confirm the proposed use of the loft / second floor of the proposed detached garage.
6. The applicant should provide testimony about whether the garage replacement and driveway modifications will require removal of any trees or the screening vegetation along the neighboring property line that is shown in the picture set provided with the application. To the extent that any trees are to be removed, compliance with the Village tree replacement ordinance will be required.
7. Section 190-124.Q(3)(b) of the Village Code includes a provision that states “permitted home office shall be accessed only from the residential area of the home, and there shall not be a separate entrance from the home office area to the outside of the home.” The first floor plan shows a home office with a separate exterior entrance to the covered front porch. The applicant should provide testimony about the office use and if this entrance is desired to be maintained, shall provide testimony justifying variance relief.
8. The application is technically complete and scheduled for the March 24, 2026 Zoning Board meeting.