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October 16, 2025

VIA EMAIL AND HAND-DELIVERY

Ms. Jane Wondergem, Board Secretary
Village of Ridgewood Zoning Board
131 N Maple Avenue
Ridgewood, New Jersey 07450

Re: *Andrei Basov and Maria Kalinina ("Applicants")*
3 Paul Court
Block 2505, Lot 2.04 ("Property")
Ridgewood, New Jersey

Dear Ms. Wondergem:

As you are aware this firm represents the Applicants in connection with the pending application for the above-referenced Property. In advance of the Zoning Board of Adjustment hearing scheduled for October 28th, please see three (3) copies of the Treehouse Project plan prepared by Andrei Basov (5 sheets).

Should you require any additional information or additional copies of the enclosed, please contact our office, and we will provide you with the requested documents. Thank you in advance for your courtesies and consideration. We look forward to presenting the application on October 28th.

Very truly yours,

Jennifer M. Berardo

Jennifer M. Berardo

JMB/ks

Enclosures

Cc: Client (via email)

2

1


B

B

	Required	Proposed	Variance
Maximum Tree House Height	10 ft.	9' 10" + 3/4"	NO
Maximum Height Above Ground	20 ft.	16.9 ft.	NO
Maximum Tree House Gross Floor Area	64 sq. ft.	63.6 sq. ft.	NO
Tree House Setback to Principal Structure	12 ft.	64.04 ft.	NO
Tree House Side Yard	5 ft.	3.87 ft.	YES
Tree House Rear Yard	5 ft.	7.56 ft.	NO

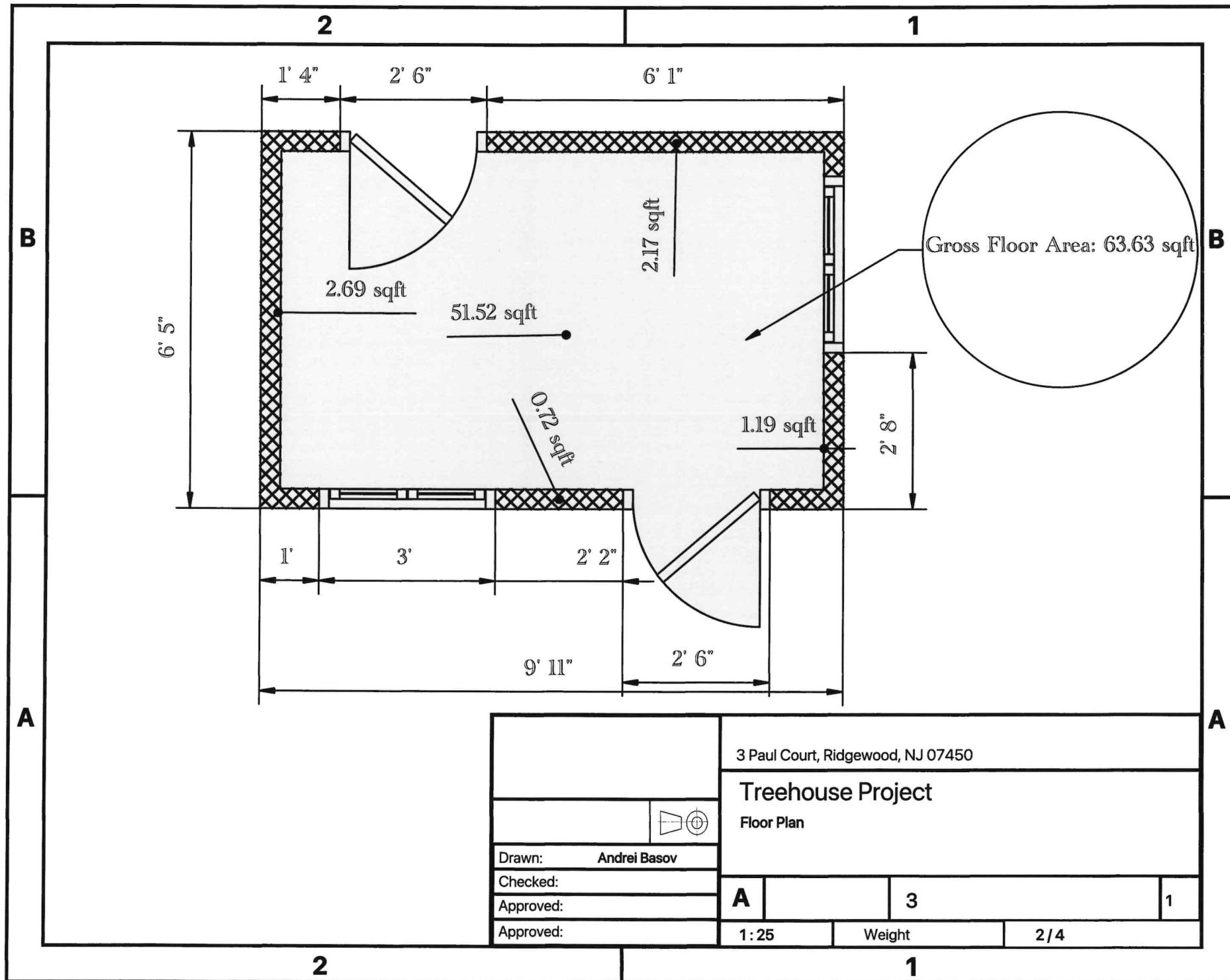
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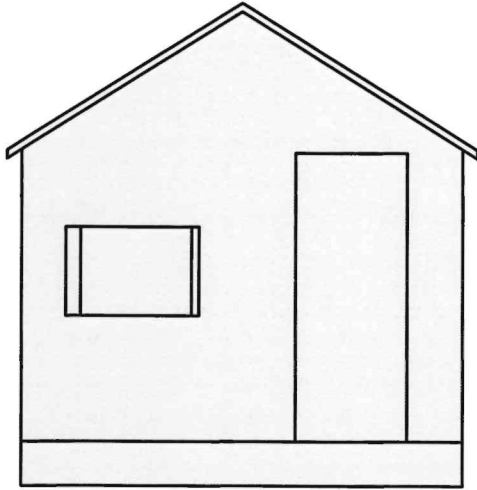
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		Andrei Basov 3 Paul Court, Ridgewood, NJ 07450	
		Treehouse Project	
		Zoning Data	
Drawn: Andrei Basov		A	3
Checked:			1
Approved:			
Approved:	1:25	Weight	2 / 4

2

1





MAX BUILDING HT.: 30 FT. 30' TO REMAIN NO
 MAX TREE HOUSE HT.: 10 FT N/A 9.9' NO
 MAX. HT. ABOVE GROUND: 20 FT N/A 16.9' NO
 MAX. TREE HOUSE G.F.A: 64 SF. N/A 63.6' NO
 TREE HOUSE-SIDE YARD: 5 FT. N/A 3.87' YES
 TREE HOUSE-REAR YARD: 5 FT. N/A 7.56' NO

