


To: Ridgewood Zoning Board of Adjustment
James J. Delia, Esq.

From: John Barree, PP, AICP 

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

Date: April 16, 2024

Re: ZBA 24-03 Burger
316 Walthery Avenue
Block 3305, Lot 11
"C" Bulk Variance – Completeness Review and Comments – 2nd Report

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

- Cover letter and Village of Ridgewood Board of Adjustment Application Form, with attachments, dated January 30, 2024.
- One (1) sheet site plan, garage plans & elevations prepared by Cesar F. Padilla, RA, revised through **March 18, 2024**
- Survey prepared by George W. Latus, PLS, dated October 12, 2021. **With Survey Affidavit signed by Julie Burger dated April 15, 2024.**

Completeness Review and Comments

1. The subject property is an undersized 6,250 square foot lot located in the R-2 Zone on the west side of Walthery Avenue. The subject property contains a two-story frame dwelling and driveway. The Board approved the construction of a detached garage along with a variance for coverage by above grade structures of 23.6%. The applicant is coming back to request relief for a side yard setback for the proposed location of the garage.
2. The applicant identifies the following variance relief:
 - a. Insufficient Side Yard Setback – The proposed detached garage has a side yard setback of 3 feet where 5 feet is required.
3. Plot Plan Comments:
 - a. There appear to be two HVAC (or other similar use) pads in the right rear corner of the dwelling that were not included in the improved coverage calculation. The addition of this area will not create a variance condition, but an updated calculation should be provided to the board during testimony.

The plans have been updated to reflect the AC pads.

4. The March 28, 2023 resolution of approval from the zoning board includes a condition that the approval is "subject to the Village Engineer's review and approval as it pertains to rectifying a drainage condition that exists between the Property and 312 Walther Avenue, and to require appropriate drainage improvements to eliminate this condition." The applicant should be prepared to provide the board with an update about any steps taken to satisfy this condition.

Continuing comment, the applicant shall be prepared to offer testimony.

5. The survey provided is more than one year old. The applicant shall provide an updated survey or an affidavit that the provided survey accurately reflects the current condition of the property.

Addressed, the applicant has submitted a survey affidavit.

6. Upon receipt of the updated survey / survey affidavit, the application is technically complete and can be scheduled for a hearing.

The application is complete and can be scheduled.