


To: Ridgewood Zoning Board of Adjustment
Robert & Charlotte Ayes

From: John Barree, PP, AICP 

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

Date: April 5, 2024

Re: ZBA 24-5 Ayes
627 Alanon Road
Block 4304, Lot 28
"C" Bulk Variance – Completeness Review and Comments

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 February 20, 2024.
- Nine (9) sheet set of architectural plans prepared by LMC Architecture, without preparer license information, dated July 26, 2023.
- Survey prepared by Gary Paparozzi, PLS, dated August 5, 2020. A survey affidavit was included in the application packaged, signed by the applicant on February 20, 2024.
- Zoning Table

Completeness Review and Comments

1. The subject property is an undersized 8,400 square foot lot located in the R-2 Zone on the north side of Alanon Road. The subject property contains a one-story frame dwelling with an attached garage and driveway. The applicant is requesting approval to construct a rear deck on the footprint of an existing patio plus a ground floor addition in the front and an approximately 1,000 square foot second floor addition.
2. The applicant identifies the following variance relief:
 - a. Insufficient Rear Yard Setback – An elevated deck is proposed on the footprint of an existing patio. A rear yard setback of 20.5 feet is proposed where 28.5 feet exist to the corner of the garage and 30 feet is required.
 - b. Insufficient Front Yard Setback – The existing front yard setback is slightly non-compliant at 39.9 feet where 40 feet is required. The applicant is proposing an addition at the same setback line, which slightly exacerbates the de minimis non-conformity.

- c. Exceeding Maximum Above Grade Coverage – The maximum permitted above grade coverage is 20% (1,680 square feet) where the applicant is proposing 21.1% (1,772.7 square feet.)
3. No revisions to the plans are required, but the applicant should be prepared to address the following at the board hearing:
 - a. Are there any ground-mounted HVAC units or other equipment? If so, they need to be added to the survey and plot plan and considered in the calculation of improvement coverage.
 - b. Is there any space in the attic with a ceiling height of at least 7 feet? If so, the floor area associated with that height needs to be added to the gross building area calculation.
 - c. The submitted zoning table indicates that the proposed rear yard is 28.5 when it is shown on the drawings as 20.5 feet to the rear deck. The drawings control, but the applicant should address the discrepancy and confirm the proposed measurement.
 - d. The plans provided to my office electronically do not have the name, license, signature, and seal of the preparer. If paper copies containing this information were submitted, please disregard this comment. Otherwise, please provide updated drawing sets with the required details.
4. The application is technically complete and can be scheduled for a hearing.