


**To:** Ridgewood Zoning Board of Adjustment  
Ryan and Tara Brignati

**From:** John Barree, PP, AICP 

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

**Date:** March 17, 2025

**Re:** ZBA 24-37 Brignati  
144 Sheridan Terrace  
Block 2106, Lot 3  
"C" Bulk Variances, "D" Variance; Completeness Review and Comments

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I have reviewed the following materials in preparation of this report, which updates and supersedes the prior report issues January 13, 2025:

- Village of Ridgewood Board of Adjustment Application Form with attachments dated November 25, 2024.
- Property Survey prepared by Daniel M. Dunn, PLS dated **December 19, 2024**.
- 3 Sheet set of Architectural Plans prepared by Roger D. Schlicht, RA, revised through **February 17, 2025**.

#### **Completeness Review and Comments**

1. The subject property is an oversized lot in the R-2 Zone District on the south side of Sheridan Terrace. The property is developed with an existing dwelling, driveway, and detached garage.
2. The applicant is proposing a new covered open porch on the front of the house and additions to the attic floor with front and rear dormers that will expand the usable footprint of that floor to include two bedrooms and a full bathroom.
3. The applicant requires the following relief according to Sheet V-1 of the architectural plans:
  - a. D(6) Excessive Building Height – A maximum building height of 30 feet is permitted. The existing structure has a height of 35.25 feet, which the proposed new dormer rooflines will match. The proposed height exceeds the permitted height by more than 10% so relief is required pursuant to N.J.S.A. 40:55D-70.d(6). This type of relief requires a minimum of 5 affirmative votes to be granted.

- b. Exceeding Maximum Gross Building Area within 140 feet – A maximum gross building area of 32% is permitted where 29.7% exists and 32.22% is proposed within 140 feet of the front lot line.
  - c. Exceeding Maximum Lot Coverage by Improvements – A maximum lot coverage by improvements of 40% is permitted where 39.3% exists and 41.84% is proposed.
  - d. Exceeding Maximum Lot Coverage by Improvements within 140 feet – A maximum lot coverage by improvements of 45% is permitted where 42% exists and 45.42% is proposed.
4. The survey submitted is from 2013 and does not include numerous improvements identified as existing conditions on the architectural plans. The rear patio and steps, porch and pergola, and improved area on the west side of the existing dwelling between the house and driveway are not reflected on the survey.
- a. The applicant shall clarify if the “existing” conditions on the zoning table reflect the “as-built” conditions, or the conditions shown on the survey. There are substantial differences between the existing and proposed conditions in the zoning table that do not appear to reflect the work proposed in this application
  - b. The applicant shall submit an updated survey showing the conditions as they exist on the property today to confirm the existing coverages

**Addressed – the applicant has provided an updated survey that reflects the existing conditions.**

5. The previous version of the plans calculated a lot coverage by above grade structures of 23.2% for the total lot and 26.3% for the area within 140 feet of the front lot line. The revised plan drops those numbers to 18.51% and 19.93% respectively. The difference appears to be in how the patios and stairs in the rear yards were counted. The applicant should provide testimony confirming that those improvements do not meet the definition of an “above grade structure” and that the coverage numbers provided are accurate.

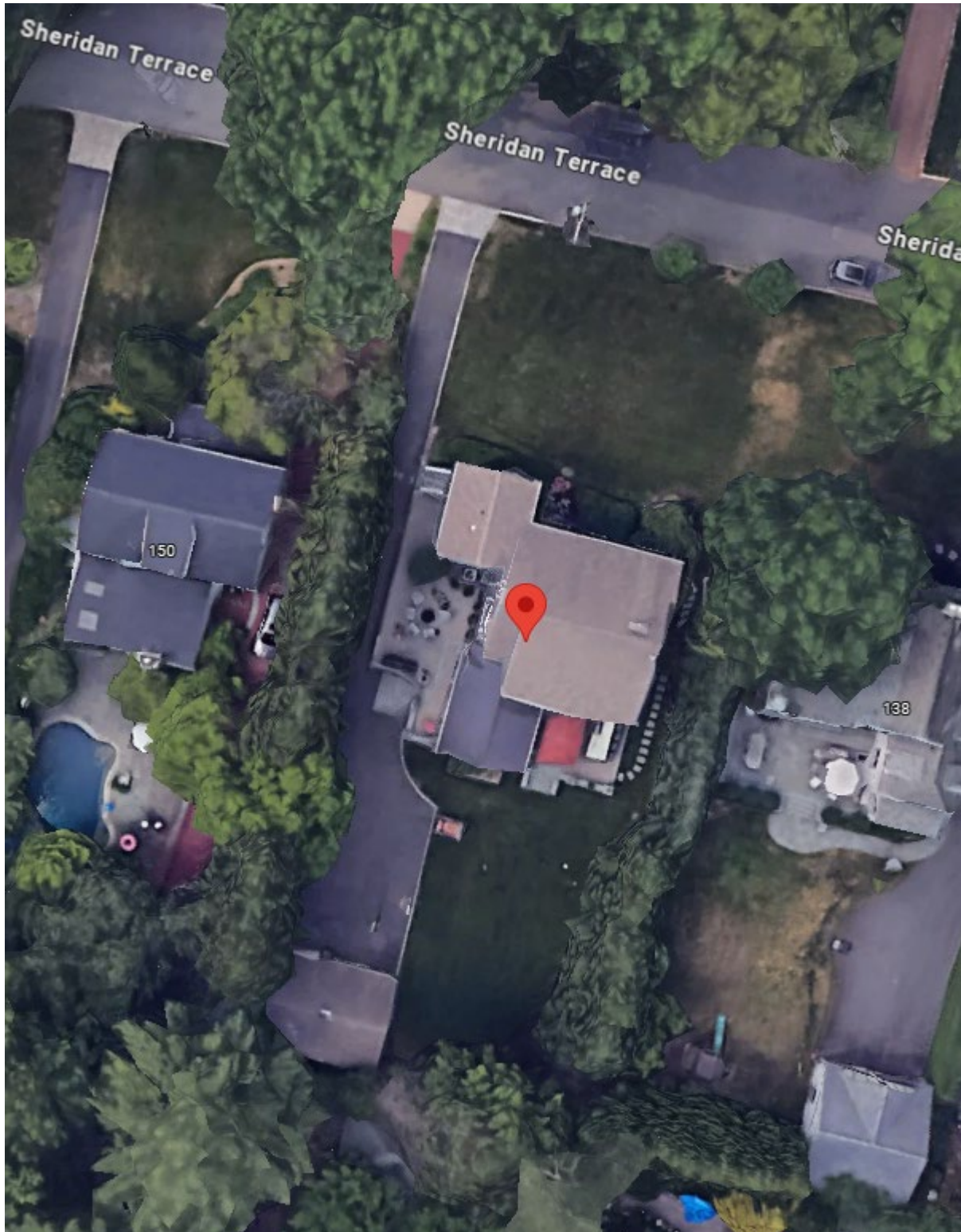


Figure 1 - Google Earth Aerial (2024)

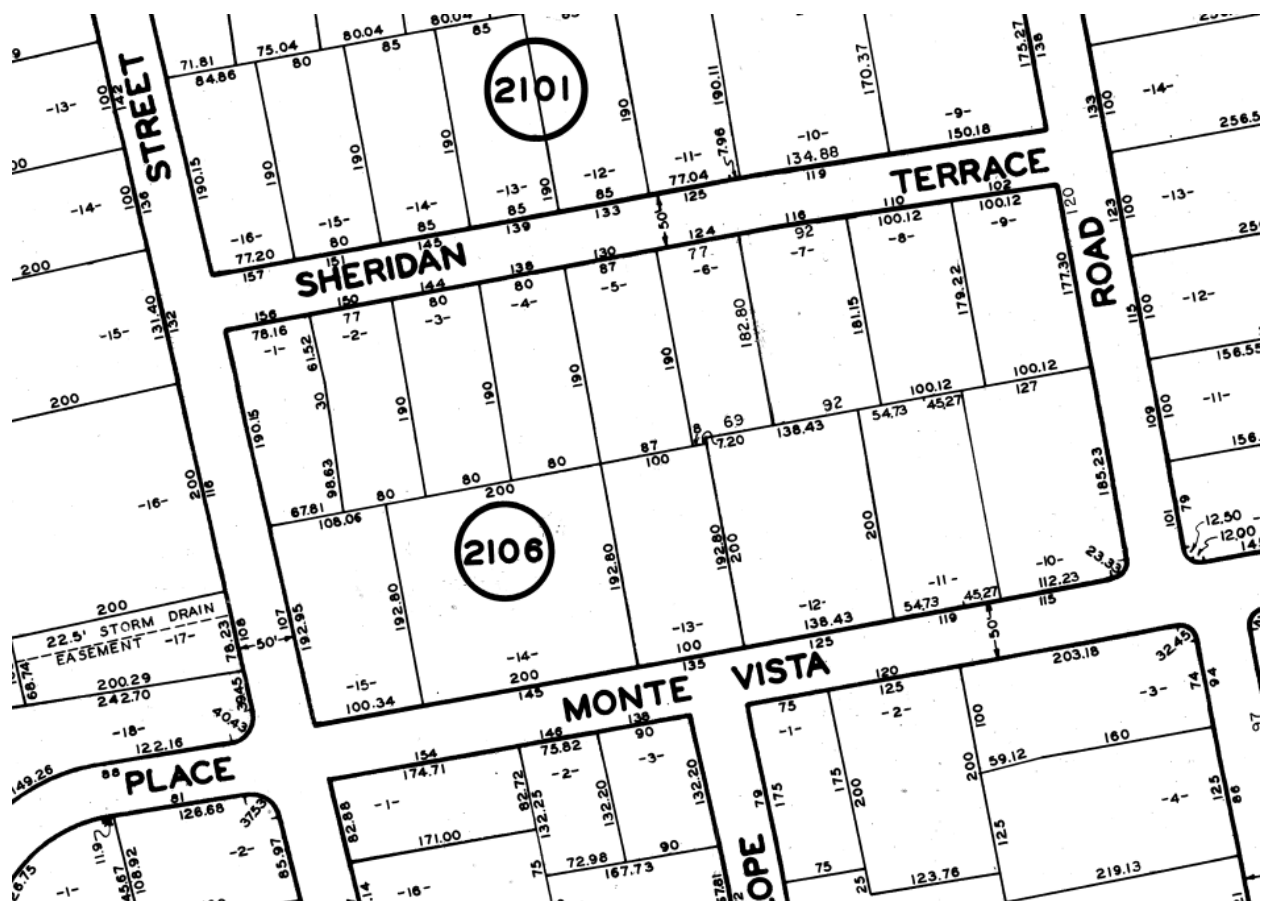


Figure 2 - Ridgewood Tax Map Sheet 21