


To: Ridgewood Zoning Board of Adjustment
Priscilla J. Triolo, Esq.

From: John Barree, PP, AICP 

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

Date: May 27, 2025

Re: ZBA 25-16 Carter
535 North Monroe Street
Block 1603, Lot 21
"C" Bulk Variance - Completeness Review and Comments

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

- Village of Ridgewood Board of Adjustment Application Form with attachments dated April 17, 2025.
- Pool Grading Plan, prepared by Kiersten Osterkorn, PE, PLS, dated March 14, 2025.

Completeness Review and Comments

1. The subject property is an undersized lot, triangular / irregular lot on the northeast side of North Monroe Street in the R-2 Zone. The property has an area of 8,882 square feet where 10,500 square feet is required.
2. The applicant is proposing a new patio, outdoor kitchen, hot tub, stepping stones, gravel areas, and a front walkway.
3. The applicant requires the following relief:
 - a. Insufficient Setbacks for Hot Tub, Patio and Outdoor Kitchen – Per Section 190-124.S, improvements such as the ones noted are required to be setback from side and rear lot lines a minimum of 10 feet. The proposed improvements have the following setbacks:
 - i. Hot Tub – 9' Rear Yard
 - ii. Patio – 4.9' Rear Yard & 7.1' Side Yard
 - iii. Outdoor Kitchen – 6.4' Rear Yard
4. The existing dwelling has a non-conforming front yard setback, and side yard setbacks, which will not be modified by this application.

5. The application is technically complete. Please contact Ms. Wondergem to schedule a hearing.

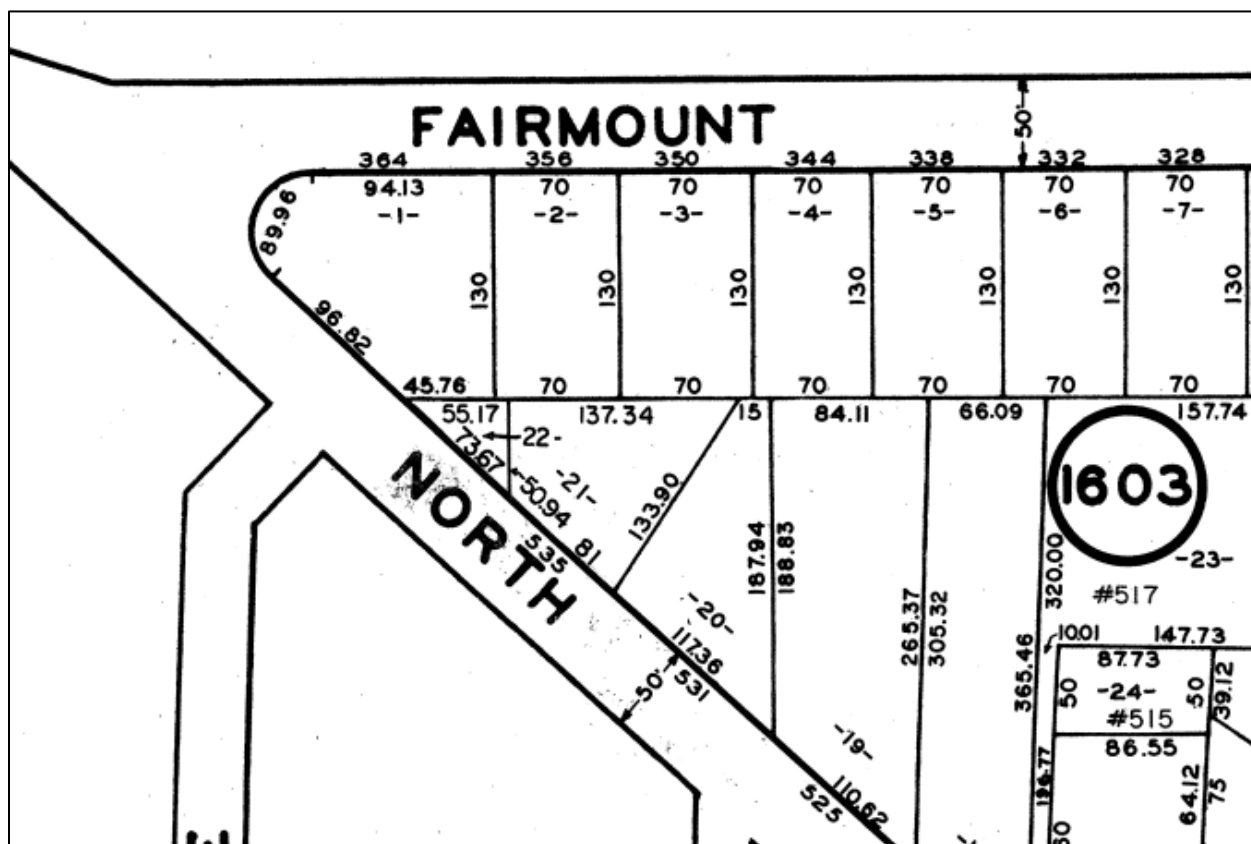


Figure 1 - Portion of tax map Sheet 16