

To: Ridgewood Zoning Board of Adjustment
Christopher Wilson

From: Susan Gruel, PP
Gabrielle Thurm, AICP

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

Date: July 24, 2025

Re: ZBA 25-23 Comatas
310 Abbey Court
Block 2908, Lot 22
"C" Bulk Variances - Completeness Review and Comments

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

- Village of Ridgewood Board of Adjustment Application Form with attachments dated July 8, 2025.
- 7 sheet set of Kitchen Expansion Drawings prepared by Hambrecht Oleson Design, Inc., dated May 18, 2025.
- 1 sheet Kitchen Expansion Revision prepared by Hambrecht Oleson Design, Inc., dated July 14, 2025.
- Village of Ridgewood Zoning Compliance Table.

Completeness Review and Comments

1. The subject property is an 8,120 square foot property in the R-2 Zone with 58 feet of frontage along Abbey Court. The property is developed with a two and a half-story residence, driveway, pool, patio and other typical site improvements.
2. The applicant is proposing a one-story rear addition to the dwelling to expand the dwelling's kitchen.
3. The applicant requires the following relief:
 - a. Insufficient Rear Yard Setback – The rear yard setback is required to be a minimum of 30 feet. The rear yard setback is 23 feet and 26 feet to the proposed addition.
4. There are several existing non-conforming conditions that will not be altered by the project including the lot area, lot width, and side yard setback.
5. There are several required submission details, as specified by Ordinance Section 190-67, missing from the application. These include:

- a. A key map showing the location of the tract to be considered in relation to the surrounding area within at least 500 feet of the subject property.
 - b. North arrow.
 - c. A table indicating tract area, lot area, lot width, all yard setbacks, coverage by above-grade structures and coverage by improvements, both as to required, existing and proposed, for the subject property.
6. The Zoning Table indicates no change to the coverage by all improvements and does not include the coverage created by the proposed kitchen addition. The applicant shall revise the Zoning Table to reflect the changes in coverage.
7. Both the Zoning Table, the Livable Area calculation, and the Zoning Information chart appear to be inconsistent regarding the amount of coverage the addition to the dwelling will create. The applicant shall revise calculations to ensure consistency.
 - a. The applicant notes that an additional 46 square feet will be added to the first floor, however the total livable area and gross building area only increases by 29 square feet.
8. The Zoning Information chart includes a FAR requirement. It appears to be in reference to the Gross Building Area, which has a maximum of 35%, not 30%. The applicant shall revise the chart as indicated.
9. The application shall address all parts of comments five (5), six (6), seven (7) and eight (8) and submit revised documentation. Upon review of the revised documentation the application may be deemed complete and can be scheduled for a hearing.