

RECEIVED JAN 24 2023

Kathleen (Katie) and Jason Escaravage  
284 Cantrell Road  
Ridgewood, NJ 07450  
703-919-7332  
katie.grec@gmail.com

January 23, 2023

Jane Wondergem  
Planning/Zoning Board Secretary  
Village of Ridgewood  
131 N Maple Avenue  
Ridgewood, NJ 07450

Dear Ms. Wondergem,

Please find enclosed a variance application for our single-family residential property located at 284 Cantrell Road, a 1929 structure that underwent renovations in 2011–2012 by the previous owners.

***Description of the Application***

In this submission, we have included the following materials.

- Completed and signed Application Form
- Certificate from the Tax Collector
- Certificate of Prior Planning and Zoning Board Action
- Certificate of Flood Zone Status
- Certificate of Historic Site/District Status
- Completed Zoning Table
- Affidavit of Ownership
- Variance Application Checklist
- Recent survey and the associated Affidavit of No Change
- Variance site plan, developed by Axis Architectural Group
- Fees, including application fee, property owner notice list fee, and escrow deposit

We have provided a total of three copies, including one original and two additional copies, of all materials. A digital copy of the site plan has also been emailed to you at [jwondergem@ridgewoodnj.net](mailto:jwondergem@ridgewoodnj.net).

We submitted a Request for Zoning Review to Paola Perez, Assistant Zoning Officer/Technical Assistant to the Construction Official, on Tuesday, January 10, 2023. Ms. Perez advised us to move forward with the variance application while she completes her review and issues the anticipated Letter of Denial. Ms. Perez indicated that she will submit the letter directly to you.

***Description of Proposed Improvements, Variances Sought, and Reasons Variances Should Be Granted***

Our proposed improvements include constructing a small, one-story addition to enclose an existing stairwell for access to the basement. Aside from this existing (currently exterior) stairwell, the only access to the basement is via a narrow interior staircase built according to the original 1929 structure and layout.

We believe the proposed variances are justified according to Article VI, Paragraph 190-33, Section G as (1) the current situation for interior basement access is constrictive and would be greatly improved by the new stairwell enclosure; (2) the addition would not be detrimental to the neighbors or the public good, especially since the stairwell to be enclosed already exists in place and the addition would be a single story with a small footprint; and (3) granting the variance will not violate the spirit of the the zone plan and zoning regulations.

Please let us know if you need any additional information to complete your review and/or to schedule a hearing date for Zoning Board of Adjustment consideration. Thanks very much for your help throughout this process.

Sincerely yours,

Handwritten signature in black ink, appearing to be 'Katie and Jason Escaravage'.

Katie and Jason Escaravage