

VILLAGE OF RIDGEWOOD  
BOARD OF ADJUSTMENT  
NOTICE OF PUBLIC HEARING

April 28, 2023

Dear Neighbor,

We are sending you this letter as part of the process to improve access to the basement of our family's home. We plan to construct a small addition that will enclose an existing exterior stairwell in our back/side yard, making it the main interior route to the basement. We have included below language provided by the Village, in accordance with its requirements for neighbor notifications.

In compliance with the Zoning Ordinance of the Village of Ridgewood, New Jersey, notice is hereby served upon you to the effect that we, Jason and Kathleen Escaravage, residing at 284 Cantrell Road, Ridgewood, New Jersey, have filed an appeal to the Zoning Board of Adjustment of the Village of Ridgewood requesting variance relief from the provisions of Section 190-102E(3) and 190-119J(1) Article X of the Ridgewood Village Code to permit the construction of an addition with the enclosure of existing outdoor stairs to the basement, which would result in a side yard of 10.3 feet where 19 feet is the minimum required and would result in total gross building area, within the first 140 feet, of 30.5% where 29% is the maximum permitted for the Property located at 284 Cantrell Road, Ridgewood, New Jersey, and shown on the Tax Map of the Village of Ridgewood as Block 2513, Lot 1. The Property is in the R-1 Zone.

The Applicant shall also seek any other variances or waivers as may be deemed necessary in connection with this application.

Notice is hereby given that a hearing on this appeal, which will be held on May 9, 2023, in the Courtroom at Ridgewood Village Hall, 131 North Maple Avenue, Ridgewood, New Jersey, at 7:00 P.M., is open to all parties desiring to be heard for or against said appeal.

The application is available for review on the Village of Ridgewood website, [www.ridgewoodnj.net](http://www.ridgewoodnj.net), and at the office of the Secretary to the Board of Adjustment in the Ridgewood Village Hall, 131 North Maple Avenue, Ridgewood, New Jersey, during office hours of 8:30 a.m. to 4:30 p.m.

If you have any questions for us, please feel free to call or text 703-919-7332 or email [katie.grec@gmail.com](mailto:katie.grec@gmail.com). Enjoy the spring!

Thank you,



Jason and Kathleen (Katie) Escaravage  
284 Cantrell Road  
Ridgewood, NJ 07450