

**PRICE,
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September 28, 2023

VIA-CERTIFIED MAIL, RETURN RECEIPT REQUESTED

RE: Lu and James Gusfa
488 Overbrook Road
Ridgewood, NJ

Dear Property Owner:

PLEASE TAKE NOTICE that an Application for Variance Relief has been filed on behalf of Lu and James Gusfa ("Applicants") for property identified as 488 Overbrook Road, Ridgewood, New Jersey ("Property") with the Zoning Board of the Village of Ridgewood ("Board") pursuant to the provisions of the Land Use and Development Ordinance of the Village of Ridgewood. The Property is designated as Block 3612, Lot 14 on the current Village of Ridgewood Tax Assessment Map and is located in the Single-Family Residence District ("R-1 Zone").

Applicants are seeking the following variance relief with respect to the proposed construction of a single family dwelling per Chapter 190 of the Code of the Village of Ridgewood: 1) Front yard (N. Van Diem) – 45' permitted, building (49.8' existing; 40.1' proposed), porch (43.9' existing, 35.2' proposed; Step (44.2' existing, 35.1' proposed; 2) Side Yard – 21.2' permitted, existing building is 29.1', 10.4' is proposed for column and 11.9' is proposed for overhang; 3) Max Driveway Lot width – 22' maximum permitted, 40' proposed at widest point. To the extent necessary, the applicant will also seek relief for any pre-existing non-conformities on site.

The Applicant will also seek the Board's approval for any and all variances, exceptions, waivers, interpretations and other incidental relief that may be required or deemed necessary by the Board after or during its review of this Application, together with any further relief that may be deemed necessary by the Applicant during the hearing process, including that which may be generated by way of revised plans and submission of same. Measurements, percentages and other calculations provided in this notice are in accordance with the site plans filed with the Application. Please note that to the extent plan and/or Application revisions are made during the hearing process, these measurements, percentages and other calculations will likely change as will the associated relief required per the Borough Ordinance. The Applicant reserves the right to amend its application accordingly.

The application has been scheduled before the Village of Ridgewood Zoning Board on Tuesday, October 10, 2023, at 7:30pm, or soon thereafter as the matter may be reached, in the Sydney V. Stoldt, Jr. Courtroom on Level Four of Village Hall, 131 N. Maple Avenue, Ridgewood, NJ 07450. The application is available for review on the Village of Ridgewood website, www.ridgewoodnj.net, and at the office of the Secretary to the Board of Adjustment in the Ridgewood Village Hall, 131 N. Maple Avenue, Ridgewood, NJ 07450 during office hours of 8:30 a.m. to 4:30 p.m.

PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.

Attorney for Lu and James Gusfa

By: Jennifer M. Knarich

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