

VILLAGE OF RIDGEWOOD
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

In compliance with the Zoning Ordinance of the Village of Ridgewood, NJ, notice is hereby served upon you to the effect that I, Robert Erani, residing at 546 Hillcrest 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 190-104E(11), 190-119H(2), and 190-119J, Article X of the Ridgewood Village Code to permit the construction of a two-story and basement addition with a deck and patio which would result in coverage by above grade structures within 140 feet of the front lot line of 22.78%, where 20% is the maximum permitted; coverage by improvements within 140 feet of the front lot line of 48.13%, where 53.24% exists, and 45% is the maximum permitted; and gross building area of 37.25%, where 34% is the maximum permitted for the Property located at 546 Hillcrest Road, Ridgewood, New Jersey and shown on the Tax Map of the Village of Ridgewood as Block 1503, Lot 13. The Property is in the R-2 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 September 10, 2024 in the Courtroom at Ridgewood Village Hall, 131 North Maple Avenue, Ridgewood, New Jersey at 7:30 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, 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.

Robert Erani
546 Hillcrest Road
Ridgewood, NJ 07450