

APPLICATION FORM - ONE- OR TWO-FAMILY DWELLINGS VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
DATE RECEIVED: RECEIVED APR 30 2024	BLOCK(S): <u>2408</u>	LOT(S): <u>32</u>
ADDRESS OF SUBJECT PROPERTY: <u>315 Kensington Dr.</u>		
APPLICANT NAME: <u>Uhrich</u>		APPLICATION NO.: <u>ZBA24-11</u>

TYPE OF APPLICATION(S) - check all that apply	Application Fee(s)	Escrow Deposit(s)
<input checked="" type="checkbox"/> "C" Variance (§190-33) - \$200 per variance, max. \$1,000		
<input type="checkbox"/> "D" Variance (§190-34) - \$1,000 each for prohibited use, expansion of nonconforming use, or density; \$500 each for building height at least 10% over maximum		
<input type="checkbox"/> Appeal of Zoning Officer Decision (§190-29)		
<input type="checkbox"/> Interpretation of Zoning Regulations (§190-30)		
<input type="checkbox"/> Certification of Nonconforming Use/Structure (§190-126G)		
<input type="checkbox"/> Minor Subdivision (§190-45)		
<input type="checkbox"/> Preliminary Major Subdivision (§190-46)		
<input type="checkbox"/> Final Major Subdivision (§190-47)		
<input type="checkbox"/> Exception from Subdivision Design Standards (§190-60)		
<input type="checkbox"/> Permit for Area on Official Map (§190-31)		
<input type="checkbox"/> Permit for Lot not Abutting Street (§190-32)		
<input type="checkbox"/> Extension of Approval (§190-36D, -45H, -46C(3), -46D, -47D, -47E, -47J, -47K, -51 or -97E)		
TOTAL		

Instructions to Applicants: All applicants are required to complete the cover sheet and Parts I, II, III and IV. The various attachments must be completed if they apply to your application. If any parts of the form do not apply to your application, please state "not applicable", "none", etc. If you have any questions, please contact the Board Secretary.

PART I. APPLICANT AND OWNER INFORMATION

- A. Applicant Name Uhrich- Chris & Lydia
- B. Applicant's Mailing Address 315 Kensington Drive, Ridgewood
- C. Applicant Telephone No. [REDACTED] If unlisted, check here
- D. Applicant Email [REDACTED]
- E. Applicant's Attorney Name None
- F. Applicant's Attorney Address None
- G. Attorney Telephone No None Attorney Email None
- H. Property Owner's Name Same
- I. Property Owner's Mailing Address Same
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
Owner

PART II. EXISTING PROPERTY INFORMATION

- A. Street Address of Property to be Developed 315 Kensington Drive
- B. Tax Map Block Number(s) 2908 Lot Number(s) 32
- C. Zone District(s) R-2
- D. Does the owner or applicant now own or have any interest in any other property that adjoins premises which are the subject of this application? (check one) Yes No
If yes, describe the adjacent property by block and lot numbers from the current tax map.
None

E. Are there any deed restrictions, protective covenants, easements, etc. affecting the subject property (check one) Yes No If yes, describe below or on a separate sheet

F. I have obtained from the Secretary of the Board a summary and/or a resolution concerning all prior decisions concerning development applications for the premises and have submitted documents with this application. (check one) Yes No

Note: This certification must be submitted with the application or the application will be incomplete.

G. Existing Use (check all that apply).

Single Family Residence.

Two Family Residence

Other Use (Explain) _____

H. Describe the existing development of the property (buildings, paved areas, etc.).

existing single family residence

PART III. PROPOSED DEVELOPMENT INFORMATION

A. Proposed Use (check all that apply).

Single Family Residence.

Two Family Residence

Other Use (Explain):

B. Proposed Development (describe all site modifications for which approval is being sought, including buildings, paving, utilities, storm drainage, lighting, signs, landscaping, fencing, etc. and any alterations to existing improvements).

Proposed rear 2-story addition per plans

C. Required approvals or reviews by other governmental agencies other than the Board of Adjustment, before construction may start (check all that apply). If in doubt, ask the Board

Secretary for information.

- | | |
|--|---|
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> Road Opening Permit |
| <input type="checkbox"/> Health Department | <input type="checkbox"/> Bergen/Passaic County |
| <input checked="" type="checkbox"/> Construction Code Official | <input type="checkbox"/> Other Municipality |
| <input checked="" type="checkbox"/> Soil Movement Permit | <input type="checkbox"/> N.J. DEP (e.g., wetlands) |
| <input type="checkbox"/> Retaining Wall Permit | <input type="checkbox"/> N.J. DOT (e.g., State highway) |
| <input type="checkbox"/> Flood Hazard Area Construction Approval | <input type="checkbox"/> Other (describe below) |

PART IV. PROPOSED VIOLATIONS OF THE LAND USE ORDINANCE (Chapter 190)

The following must be completed if the application is seeking a variance from the zoning regulations in Chapter 190, *Land Use and Development*.

A. The following violations of Chapter 190 are proposed by this application (reference the proposed violations by section and paragraph number in the ordinance):

190- 104-E-10 - Lot Coverage Total Lot

190- 104-E-11 - Lot Coverage 140 ft

190-119-J-1 - Gross Building Area Total Lot & 140 ft. Lot

B. On a separate sheet, indicate the reasons why you believe that the Board should grant relief of the above ordinance requirements, using the following criteria (check all that apply):

- Permit for Area on Official Map (see §190-31F(1) through (3))
- Permit for Lot not Abutting Street - Official Map (see §190-32F(1) and (2))
- "C" Variance (see §190-33G(1), (2) and (3))
- "D" Variance (see §190-34G(1)(a), (b) and (c))

PART V. SIGNATURES AND AUTHORIZATIONS

The undersigned applicant and owner do hereby certify that all the statements contained in this application are true to the best of their knowledge.

The undersigned applicant and owner agree that if any of the information presented in this application changes prior to the issuance of any permits by the Village for the subject application, I/we will promptly notify the Board of such changes prior to the issuance of such

The undersigned applicant and owner consent to the entering and inspection of the subject premises by the Board and its staff as necessary for the review of this application.

The undersigned agree to keep current all escrow accounts for review of this application and to pay any outstanding balances.

Chris Uhrich

4/30/2024

Applicant/Appellant

Date

Chris Uhrich

4/30/2024

Owner

Date



VILLAGE OF RIDGEWOOD

131 N. Maple Ave.
Ridgewood, NJ 07450-3287

201-670-5500 Ext 5511
201-670-5532 Fax
taxcollector@ridgewoodnj.net

CERTIFICATION OF TAXES & ASSESSMENTS

Date: 5/2/24

Block: 2908 Lot: 32

Owner: Christopher Ulrich

Property Location: 315 Kensington Dr.

Please be advised that of this date there:
(Check one)

ARE

ARE NOT

Delinquent property taxes or delinquent assessments for improvements due on the above referenced property.

UTC

Village of Ridgewood
Tax Collector's Office
(201)670-5500 EXT. 5511



VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NEW JERSEY
DEPARTMENT OF PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS
Christopher J. Rutishauser, PE, CPWM
Village Engineer, Director of Public Works

131 N. MAPLE AVENUE
RIDGEWOOD, NEW JERSEY 07451
PHONE: (201) 670-5500, Ext. 238
FAX: (201) 670-7305

FLOOD INSURANCE RATE MAP INFORMATION / CRS-320

The property located at 315 Kensington Rd, also known as Block 2908 Lot 32 has been located on the Village's Flood Insurance Rate Map (FIRM), dated, **August 28, 2019**.

The following information is provided:

Ridgewood's community number is: **340067**

The address is located on panel number: 34003C0069J 34003C0088J 34003C0157J
34003C0159J 34003C0176H 34003C0177H
34003C0178H

The **property** is located in FIRM zone: **X** (Out or 500 year) **AE** (100 year) **A** (No BFE)

The **main building** is also located in: Floodway Repetitive Loss Area None

The **main building** on the property:

_____ is located in a Special Flood Hazard Area with a **Base Flood Elevation** of +/- _____ (NGVD 1988), which correlates to a flood depth of +/- _____. Federal law requires that a flood insurance policy be obtained as a condition of a federally-backed mortgage or loan that is secured by the building. It is up to the lender to determine whether flood insurance is required for a property. The **National Flood Insurance Program** is available in Ridgewood and our **Community Rating System** rating is a 6 which provides a 20% discount on your insurance premium.

_____ is not located in a Special Flood Hazard Area. However, the property (*above*) may still be in floodplain (**Letter Of Map Amendment**) or subject to local drainage problems or other unmapped flood hazard. Flood insurance is available and may be obtained at non-floodplain rates. A flood insurance policy may be required by a lender.

_____ A determination of the building's exact location cannot be made at this time without an **Elevation Certificate**. A copy of the FIRM is attached for your information.

NOTE: This information is based on the Flood Insurance Rate Map for the Village. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. This letter does not create liability on the part of the Village, or any officer or employee thereof, for any damage that results from reliance on this information.

Elevations on file: 1929 NGVD / 1988 NGVD (circle one)

Lowest Point Elevation: N/A Lowest Shingle Elevation: N/A First Floor Elevation: N/A

Dated: 5/3 /2024 Christopher J. Rutishauser for/
Christopher J. Rutishauser, PE, CPWM
Director of Public Works/Village Engineer



VILLAGE OF RIDGEWOOD
 BERGEN COUNTY, NEW JERSEY
 PLANNING BOARD & HISTORIC PRESERVATION COMMISSION

131 NORTH MAPLE AVENUE
 RIDGEWOOD, NEW JERSEY 07450

PHONE: (201) 670-5500 x 2240

CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION

LOCATION OF PROPERTY: 315 Kensington Dr., also

known as BLOCK 2908 LOT 32

IS NOT subject to review by the Historic Preservation Commission.

IS subject to review by the Historic Preservation Commission because:

The property is located within the Village Center Historic District and/or is designated in Chapter 190-98B (2), Land Use & Development.

The property is a national/state registered site or is locally identified in the master plan.

The property is located in a residential historic district described in the Historic Plan Element of the Master Plan.

IF THE PROPERTY REFERENCED ABOVE REQUIRES REVIEW BY THE HPC, the property owner or applicant shall provide the HPC Secretary with **9 collated copies** of the proposed plan, photos, drawings, and the completed HPC Application Permit. (Please request a review date from the Secretary at the time you file the application.) The HPC office is in the Engineering Division.

The property owner and/or applicant are invited to attend the meeting of the Historic Preservation Commission at which the application is reviewed.

If Planning Board or Zoning Board approval is also required, the Commission will issue a report to the appropriate Board. All other recommendations will be issued to the construction official.

Jane Wondergem, ___ / ___ / 2024
 Signature of HPC Secretary - date

For further information regarding review by the Historic Preservation Commission, please call or contact Jane Wondergem at (201) 670-5500 ext: 2240 or via email at: jwondergem@ridgewoodnj.net

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 2908, LOT 32, 315 Kensington Dr. (STREET ADDRESS)

was the subject of :

Planning Board action on: _____

A resolution is attached.

A resolution is not attached. (If no resolution is available, provide a short explanation.) _____

There are no records of any planning board applications for this property address.

Jane Winderup 5/3/24
Signature of Planning Board Secretary

Zoning Board action on: 11/29/24

A resolution is attached.

A resolution is not attached. (If no resolution is available, provide a short explanation.) _____

There are no records of any zoning board applications for this property address.

Jane Winderup 5/3/24
Signature of Zoning Board Secretary

VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT

OFFERED BY:

SECONDED BY:

IN THE MATTER OF THE APPLICATION OF
CHRIS UHRICH AND LYDIA UHRICH

WHEREAS, CHRIS UHRICH AND LYDIA UHRICH of 315 Kensington Place, Ridgewood, New Jersey (hereinafter referred to as the “Applicant”) have filed an application with the Zoning Board of Adjustment of the Village of Ridgewood (hereinafter referred to as the “BOARD”) for variance relief to permit the construction of a one story and second story addition which will result in a side yard setback of 9.5 feet, where 10 feet is required, total coverage by above grade structures of 21.5%, where 20% is the maximum permitted, and total gross building area of 41%, where 35% is the maximum permitted for the Property located at 315 Kensington Place, Ridgewood, New Jersey and shown on the Tax Map as Block 2908, Lot 32 (herein referred to as the Property”), and

WHEREAS, the Applicant is requesting relief from Section 190-104E (3)(10)(12), Article X of the Ridgewood Village Code; and

WHEREAS, Notice of the Application was published and served in accordance with Municipal Land Use Laws of the State of New Jersey; and

WHEREAS, public hearings were held on July 26, 2022 and November 8, 2022, as it pertains to the variance application; and

WHEREAS, in consideration of the testimony, statements, and documents submitted during the course of the public hearing, the BOARD made the following findings

of fact:

1. The Owners of the property are Chris Uhrich and Lydia Uhrich. The property is located in the R-2 Zone.
2. There currently exists on the Property a two story single family dwelling unit, The Property has the following nonconformities:
 - A. Lot area of 7,723 square feet, where 10,500 square feet is the minimum required;
 - B. Lot width of 65 feet, where 75 feet is required;
 - C. Front yard setback of 35 feet to the steps, where 40 feet is required;
3. The Applicant is proposing to construct a new open portico in the front which will result in the steps remaining at 35 feet, where 40 feet is required, and the covered open portico to have a front yard setback of 36 feet, where 40 feet is required.
4. The Applicant is proposing the construction of an addition to the rear of the dwelling unit, which will result in gross building area of 41.1%, where 35% is the maximum permitted for the total lot, and within 140 feet of the front lot line. Lot coverage is proposed to be 22.3% over the entire lot and within 140 feet of the front lot line, where 20% is the maximum permitted.
5. The Applicant originally appeared before the Board on July 26, 2022 and on the basis of that Hearing, modified the Application. The Board is rendering it's decision based upon Plan entitled: "Uhrich Residence, 315 Kensington Drive, Ridgewood, New Jersey", prepared by RDS Architects dated 9/2/22 and

revised through 10/21/22.

On the basis of the Applicant's revisions, the side yard setback and rear yard setback variance request has been eliminated.

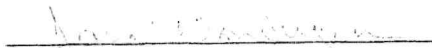
6. The Board recognizes that the Board has certain nonconformities as previously listed. The Board recognizes that if the lot was not undersized, no variance relief would be required as it pertains to building area and lot coverage. However, it is recognized that the lot is in fact undersized having only 7, 723 square feet, where 10,500 square feet is required. The Board has determined that the proposal by the Applicant for this size of the addition, is too massive for the lot. The proposal has a negative impact on the neighborhood and is out of character with other single family homes within the neighborhood. In essence, the addition as proposed is too massive for the size of the lot.
7. The Board has determined that the Applicant has not met its burden of proof. The Applicant's proposal constitutes an addition that is oversized for the Property. The Ridgewood Ordinance contemplates building coverage for an undersized lot permitting 35%. The Applicant still proposes to exceed what is set forth in the Ordinance in respect to a smaller lot by proposing gross building area to be 41.1%. The Applicant's proposal has a negative impact as it pertains to the surrounding properties. In essence, the Applicant's proposal fails to meet good planning criteria. The Applicant's proposal is too large for the size of the lot. The Board has determined that adherence to the

Zoning requirements and Bulk Standards promulgated under Zoning requirements of the Village of Ridgewood are appropriate in this instance in respect to providing for smaller lot area, and the Applicant's proposal constitutes a detriment to the Zone Plan and Zoning Scheme of the Village of Ridgewood. The Applicant has failed to meet the requirements under N.J.S.A. 40:55D-7o(C)(1) as it pertains to seeking variance relief in this instance.

NOW THEREFORE, BE IT RESOLVED, on this 29th day of November, 2022 by the Zoning Board of Adjustment of the Village of Ridgewood that the Application of Chris Uhrich and Lydia Uhrich for variance relief as previously set forth in this Resolution is hereby ~~DENIED WITH PREJUDICE~~.

ADOPTED:

ATTESTED:



SECRETARY



CHAIRMAN

BEW:cbp
(Ridgewood.Uhrich)

OFFICIAL PUBLIC MONTHLY MEETING: Uhrich 315 Kensington Place, Block 2908, Lot 32


DATE OF DECISION: November 8, 2022

BOARD ACTION: Denial

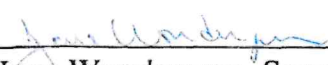
Board Member	Moved	Seconded	Ayes	Nays	Recuse	Abstain	Absent
Greg Brown Chairman				X			
Diana Ruhl			X				
Matthew Bendelt Vice Chairman				X			
Gary Negrycz	X		X				
John Papietro		X	X				
Isaac Lebow				X			
Michael Pickholz							
Jason Curreri Alternate #1			X				
Harold Maxwell Alternate #2							

DATE OF ADOPTION: *November 29, 2022*

Village of Ridgewood Zoning
Board of Adjustment

By 
Greg Brown, Chairman

ATTESTED:


Jane Wondergem, Secretary