

VILLAGE OF RIDGEWOOD
BOARD OF ADJUSTMENT
NOTICE OF HEARING

In compliance with the Zoning Ordinance of the Village of Ridgewood, New Jersey, notice is hereby served upon you to the effect that Noah Christiano and Angela Yang, residing at 68 Fairmount Road, Block 1503, Lot 4, 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 the Zoning Ordinance to permit the construction of an addition to the residence on such property as follows:

Building Height Maximum of 30 feet permitted, 35 feet exists, 34 feet proposed.

Side Yard Setback Minimum of 22.66 feet required, 11.5 feet and 21.1 feet exist, 18.2 feet and 16.7 feet proposed.

Maximum lot coverage within 140 feet 20% permitted, 24.5% proposed.

Gross building area within 140 feet 34% and 3360 square feet permitted, 40.3% and 3784 square feet proposed.

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

The applicant proposes an addition that will be located entirely in the rear of the existing home. Part of the existing detached garage will be removed and the remaining structure will be used as a shed as a two car garage is part of the proposed addition. The addition will extend along the same existing building line on both sides of the current home.

This Property is located 68 Fairmount Road, and shown on the Tax Map of the Village of Ridgewood as Block 1503, Lot 4. The Property is in the R-1 Zone.

Notice is hereby given that a hearing on this appeal, which will be held on December 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.

This notice is sent to you by the applicant by order of the Planning Board and in conformance with the requirements of the Municipal Land Use Law.

Darryl W. Siss, Esq.
Teschon, Riccobene, & Siss
Attorney for Applicant