

APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
DATE RECEIVED: RECEIVED NOV 04 2024	BLOCK(S): <u>2111</u>	LOT(S): <u>4</u>
ADDRESS OF SUBJECT PROPERTY: <u>72 Ridge Road, Ridgewood NJ</u>		
APPLICANT NAME: <u>Matthew Cohen c/o Matthew G. Capizzi, Esq.</u>	APPLICATION NO.: <u>ZBA24-32</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	\$1,000.00	\$4,000.00
<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	\$1,000.00	\$4,000.00

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 Matthew Cohen c/o Matthew G. Capizzi, Esq.
- B. Applicant's Mailing Address 205 Fairview Avenue, Westwood NJ 07675
- C. Applicant Telephone No. 201-266-8300 If unlisted, check here
- D. Applicant Email matthew@capizzilaw.com
- E. Applicant's Attorney Name Matthew G. Capizzi, Esq.
- F. Applicant's Attorney Address Same as above
- G. Attorney Telephone No. _____ Attorney Email _____
- H. Property Owner's Name Same as Applicant
- I. Property Owner's Mailing Address 72 Ridge Road, Ridgewood NJ 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
N/A - Applicant is the Owner

PART II. EXISTING PROPERTY INFORMATION

- A. Street Address of Property to be Developed 72 Ridge Road, Ridgewood NJ 07450
- B. Tax Map Block Number(s) 2111 Lot Number(s) 4
- C. Zone District(s) R-1
- D. Does the owner or applicant now own or have any interest in any other property that adjoins the 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.

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 these 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.).

See attached Reasons for Relief.

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.

See attached Reasons for Relief.

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 checked="" type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> Road Opening Permit |
| <input type="checkbox"/> Health Department | <input type="checkbox"/> Bergen/Passaic County |
| <input type="checkbox"/> Construction Code Official | <input type="checkbox"/> Other Municipality |
| <input 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) |

The Applicant is scheduled to be heard before the Historic Preservation Commission on Tuesday, 11/12/2024.

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):

1. Minimum Left Side Yard Setback as to Addition: (23' Minimum Required v. 10' Existing and Proposed)
2. Minimum Right Side Yard Setback as to Reconstructed Deck: (23' Minimum Required v. 11.67' Existing and Proposed);
3. Maximum Lot Coverage by Above Grade Structures - Entire Lot: (20% Maximum Allowed v. 21.5% Existing and 21.2% Proposed);
4. Maximum Coverage by Above Grade Structures within 140' of the front lot line: (20% Maximum Allowed v. 27.6% Existing and 27.3% Proposed); and
5. Maximum FAR of Principal Building within 140' of the front lot line: (34% Maximum Allowed v. 38.2% Proposed).

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): **See attached Reasons for Relief**

- 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))

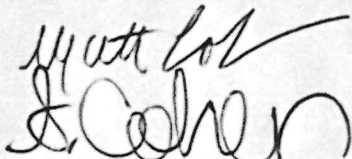
PART V. SIGNATURES AND AUTHORIZATIONS

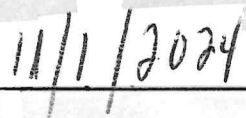
The undersigned applicant and owner do hereby certify that all the statements contained in this application are true to the best of their knowledge

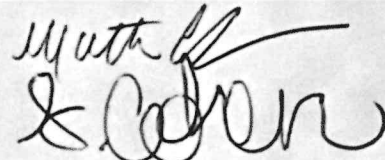
The undersigned applicant and owner agree that if any of the information presented in this application changes prior to the issuance of any permits by the Village for the subject application, I/we will promptly notify the Board of such changes prior to the issuance of such permits.

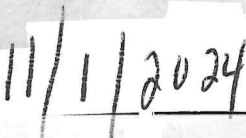
The undersigned applicant and owner consent to the entering and inspection of the subject premises by the Board and its staff as necessary for the review of this application.

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


Applicant/Appellant


Date


Owner


Date

CAPIZZI LAW OFFICES

MATTHEW G. CAPIZZI, ESQ.
N.J., N.Y., & D.C. Bars

205 Fairview Avenue
Westwood, NJ 07675
201 266 8300 (o)
201 266 8301 (f)
Capizzilaw.com

New York Office:
1 Blue Hill Plaza
Lobby Level, Suite 1509
Pearl River, NY 10965
Reply to New Jersey Office

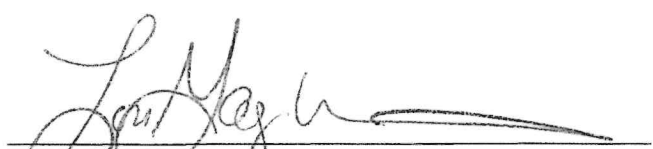
Village of Ridgewood PROOF OF PAYMENT OF TAXES

Cohen
72 Ridge Road
Block: 2111, Lot 4

No taxes are due and owing on this property as of (Date) 10/2/24

Taxes are due on this property as follows _____

WILLIAMSON COUNTY CLERK
COUNTY CLERK
2024 OCT 2 P 3:35



Village of Ridgewood -
Authorized Representative



VILLAGE OF RIDGEWOOD

131 N. MAPLE AVENUE, RIDGEWOOD, NJ 07450

October 16, 2024

Mr. & Mrs. Matthew Cohen
72 Ridge Road
Ridgewood, N.J. 07450

Re: Block 2111 Lot 4
72 Ridge Road

Dear Mr. & Mrs. Cohen :

A review of your application for a building permit regarding 72 Ridge Road, (R-1 zone) has been made. It is the opinion of the undersigned that a variance must be obtained from the Board of Adjustment for the construction of a one story addition which would maintain a side yard of 10 feet where 23 feet is the maximum required and for the reconstruction of a deck which would result in a side yard of ± 14 feet where 23 feet is the minimum required, and both would result in total coverage by above grade structure of 21.2% where 20% is the maximum permitted and would result in total coverage by above grade structure, within the first 140 feet, of 27.3% where 20% is the maximum permitted, and the addition would result in total gross building area, within the first 140 feet, of 38.2% where 34% is the maximum permitted.

Under the provisions of § 190-102E(3)(10)(11) and § 190-119J(1) Article X of the Ridgewood Village Code, "Minimum side yard: 2/3 the height of the principal building on the site or 15 feet, whichever is greater"; "Maximum coverage by above-grade structures: 20% of the land area of the lot"; "Maximum total coverage by above-grade structures located within the first 140 feet of the front lot line: 20% of the lot area within 140 feet of the front lot line" "Maximum gross building Lot area 8,400 to 10,488 square feet - 34%, 4,060 square feet".

If you have any questions, please feel free to contact me.

Sincerely,

Paola G. Perez
Assistant Zoning Officer
Technical Assistant to the Construction Official
Village of Ridgewood
201-670-5500 x2212
pperez@ridgewoodnj.net

CAPIZZI LAW OFFICES

205 Fairview Avenue
Westwood, NJ 07675
MATTHEW G. CAPIZZI, ESQ. 201 266 8300 (o)
N.J., N.Y., & D.C. Bars 201 266 8301 (f)
Capizzilaw.com

New York Office:
1 Blue Hill Plaza
Lobby Level, Suite 1509
Pearl River, NY 10965
Reply to New Jersey Office

November 1, 2024

Reasons for Relief

Chairman Gregory Brown and Members of the Board
Ridgewood Zoning Board of Adjustment
131 North Maple Ave.
Ridgewood, NJ 07450

Re: Cohen – Ridgewood ZBA (the “Applicant”)
72 Ridge Road, Block 2111, Lot 4 (the “Property”)

Dear Mr. Chairman and Members of the Board:

The Property is an undersized interior lot located in the Villages R-1 Zone containing 11,682 sf of area where a minimum lot area of 14,000 sf is required and a width of 65 feet where a minimum lot width of 100 feet is required. The Property is improved with an existing two (2) story dwelling, asphalt driveway, rear patio, and wood deck. Due to the undersized nature of the lot as to area and width as well as the design of the existing dwelling, the Property is non-conforming as to each side yard setback, coverage by above grade structures for the entire lot, coverage by above grade structures within 140’ of the front lot line, maximum coverage by improvements within 140’ of the front lot line” and maximum building height.

The Applicant seeks to expand the rear portion of the existing dwelling by constructing: (1) a one-story addition to the left rear portion of the existing dwelling and (2) along the right rear portion of the dwelling, a second-floor addition over an existing one-story element. In addition, in the rear yard, the Applicant seeks to construct a bluestone patio and wood deck. The additions to the dwelling and accessory structures in the rear yard are collectively referred to as the “Proposal”. The Proposal occurs predominantly over existing impervious areas.

The Proposal results in the reduction of two non-conforming conditions and the elimination of one non-conforming condition, that is a 21 square foot reduction in “Coverage by Above Grade Structures for the Entire Lot” and “Coverage by Improvements within 140’ of the front lot line” as well as the elimination of the non-conforming “Max Coverage By Improvements Within 140’ of the Front Lot Line”.

The variance relief being sought is as follows:

- Minimum Left Side Yard Setback: (23' Minimum Required v. 10' Existing and Proposed) – triggered by the one-story addition along the left rear corner of the existing dwelling, which follows the existing non-conforming left side yard setback of the existing dwelling;
- Minimum Right Side Yard Setback as to Second Floor Addition along the right rear corner of the existing dwelling: (23' Minimum Required v. 11.67' Existing and Proposed) – triggered by constructing an addition atop the non-conforming first floor element;
- Maximum Lot Coverage by Above Grade Structures - Entire Lot: (20% Maximum Allowed v. 21.5% Existing and 21.2% Proposed) – as noted above, this is a reduction of a non-conforming condition;
- Maximum Lot Coverage by Above Grade Structures within 140' of the front lot line: (20% Maximum Allowed v. 27.6% Existing and 27.3% Proposed) – as noted above, this is a reduction of a non-conforming condition.
- Maximum Gross Floor Area within 140' of the Front Lot Line: (34% Maximum Allowed v. 38.2% Proposed) – triggered by the undersized nature of the lot as to area. As is evidence from the bulk table, the Property complies with the Maximum Gross Floor Area for the Entire Lot and the side yard setbacks, while non-conforming, are not being further encroached upon and the overall impervious coverage is being reduced. Therefore, the additional Gross Floor Area within 140' will not have any substantial impact on light, air and open space.

The variances, individually and collectively, can be granted without causing a substantial negative impact to the neighborhood. Therefore, the Applicant requests his Application be granted.

Thank you.

Very truly yours,

Matthew G. Capizzi, Esq. /s

Matthew G. Capizzi, Esq.



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: 72 Ridge Road, also
known as BLOCK 2111 LOT 4

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, 6/6/2024
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 2111, LOT 4, 72 Ridge Rd (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 Wondryen 11/4/24
Signature of Planning Board Secretary

Zoning Board action on: 9/9/81

- A resolution is attached.
- A resolution is not attached. (If no resolution is available, provide a short explanation.) Copy of index card - approval of deck

addition

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

Jane Wondryen 11/4/24
Signature of Zoning Board Secretary

BLOCK 2111, LOT 4
72 Ridge Road

#81-16

Appeal of JAMES G. CONWAY for deck addition to
existing dwelling

Heard: August 26, 1981
Decision: GRANTED, September 9, 1981