

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 Rachna Kaul and Matthew Laurita, residing at 468 Cambridge Road, Block 3002, Lot 2, 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:

Front yard setback Minimum of 40 feet required, 38 feet to Cambridge Road and 15.5 feet to Ponfield Place proposed.

Maximum coverage above grade structures Maximum of 20% allowed, 23.43% proposed.

Setback between principal and accessory structure Minimum of 12 feet required, proposed overhang to be 1.5 feet.

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

The applicant proposes a second floor addition to extend the footprint of the second floor to match that of the first floor which addition requires a setback variance, a canopy between the garage and the house which requires the variance for the minimum distance and the addition of a front porch along Cambridge Road which wraps around to the Ponfield Place side of the house, which requires a variance for front yard setback on both sides.

This Property is located 468 Cambridge Road and shown on the Tax Map of the Village of Ridgewood as Block 3002, Lot 2. The Property is in the R-2 Zone.

Notice is hereby given that a hearing on this appeal, which will be held on January 14, 2025, 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