

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

(THIS BOX FOR OFFICIAL USE ONLY)		
DATE RECEIVED: <u>RECEIVED NOV 12 2024</u>	BLOCK(S): <u>1909</u>	LOT(S): <u>24</u>
ADDRESS OF SUBJECT PROPERTY: <u>325 Crest Rd</u>		
APPLICANT NAME: <u>Fox</u>		APPLICATION NO.: <u>ZBA 24-34</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 Justin & Gassia Fox
- B. Applicant's Mailing Address 325 Crest Road, Ridgewood NJ 07450
- 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 325 Crest Road
- B. Tax Map Block Number(s) 1909 Lot Number(s) 24
- C. Zone District(s) R-110
- 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

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 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- 101 - E - (1) Building Height _____
- 190- 101 - E - (3) Side Yard Setback _____
- _____
- _____
- _____

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.

Justin & Cassia Fox

10/31/2024

Applicant/Appellant

Date

Justin & Cassia Fox

10/31/2024

Owner

Date

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 1909, LOT 24, 325 Crest Road (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.

Jaco Wouda 11/13/24
Signature of Planning Board Secretary

Zoning Board action on: 3/28/06

- 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.

Jaco Wouda 11/15/24
Signature of Zoning Board Secretary

VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT

OFFERED BY:

SECONDED BY:

IN THE MATTER OF THE APPLICATION OF
DANIEL AND SUSAN LENIHAN

WHEREAS, DANIEL AND SUSAN LENIHAN, of 325 Crest Road, Ridgewood New Jersey (hereinafter referred to as the "Applicant"), has filed an application to the Zoning Board of Adjustment of the Village of Ridgewood (hereinafter referred to as the "BOARD") for variance relief to permit the construction of an addition and deck to an existing single family home for property located at 325 Crest Road, in the Village of Ridgewood, State of New Jersey and shown on the Tax Map as Lot 24 in Block 1909 (hereinafter referred to as "the Property") .

WHEREAS, the Applicant is requesting variance relief from Section 190-101E(3) 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, a public hearing was held on March 28, 2006 as it pertains to the variance application; and

WHEREAS, the BOARD by voice vote granted the variance relief sought by the Applicant; 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 Property is located in the R-110 Zone. The owner is Daniel and Susan Lenihan.
2. The Property contains a single family dwelling unit. The Applicant proposes to renovate and expand a first floor patio room at the rear of the dwelling unit. The patio was built above the basement foundation and is above grade. The patio has previously been enclosed with louvered windows and a corrugated white plastic roof and resembles a Florida-style patio room. Currently the room leaks, is not insulated and does not match the character and architectural style of this unique home that was built in the 1920's. The room is currently 18 feet long and varies 8 feet to 11 feet in width.
3. The Applicant plans to convert this patio room into a year round family room by removing the existing structure and expanding the footprint of the room by 3.5 feet towards the rear. The Applicant proposes to enclose it with proper walls, windows, door and roof and to meet all current building code requirements. A copy of the drawing indicating this proposal is attached to the application and has been marked as an Exhibit. The Applicant also proposes to construct a deck 13 feet deep and 33 feet across the back of the house. The deck will be approximately the same level as the driveway of the neighboring unit to the south. The deck will have an iron spiral stair leading to ground level at the north end.
4. The Applicant's proposal is to add 3.5 feet east towards the rear of the yard and that will continue the current nonconformity. Under the provisions of Section 190-101E(3) of the Ridgewood Village Code, the Applicant is required to have a minimum side yard of two-thirds ($2/3$) the height of the principal building on the site or 15 feet whichever is greater. By virtue of the construction of this addition and deck, the side yard will be 14.26 feet

where 20.77 feet is the minimum requirement. As previously stated, the 14.26 side yard setback currently exists and the Applicant's proposal merely extends that nonconforming condition and does not exacerbate the condition by intruding any further into the side yard than what currently exists.

5. The BOARD acknowledges that this proposal was approved by the Historic Preservation Commission of the Village of Ridgewood.
6. The BOARD has determined that the proposal will in fact eliminate an unsightly condition and will improve the overall aesthetic quality of the home. Furthermore the BOARD finds that the minimum extension proposed by the Applicant will convert a room that is not from a practical standpoint very useful currently to a useful family room.
7. The BOARD has determined that the variance as requested should be granted in this instance for the following reasons:
 - a. The intrusion into the side yard setback is minimal and is based partly upon the way the home is located on the property. The proposal by the Applicant to eliminate the unsightly patio room and to incorporate this room aesthetically with the character of the home results in a benefit that far outweighs any detriment. It is recognized that the side yard setback of 14.26 feet will be continued and there will be no further deeper intrusion into the side yard by virtue of this addition.
 - b. There is no negative impact to the overall zone plan or zoning element of the Village of Ridgewood and instead the renovation in this instance is appropriate and meets good planning criteria.

NOW THEREFORE, BE IT RESOLVED on this 11th day of April, 2006 by the Zoning Board

of Adjustment of the Village of Ridgewood that the request for variance relief by the above Applicant is hereby GRANTED subject to the following conditions:

1. The Applicant shall abide by all of the stipulations set forth in the findings of fact.
2. The Applicant shall construct the addition in accordance with the exhibits entered into evidence and attached to the application.
3. All construction shall be completed in accordance with all ordinances and building requirements of the Village of Ridgewood, the Uniform Construction Code of the State of New Jersey, and in accordance with the instructions of the Construction Official of the Borough.
4. This approval is subject to review, comment and approval by the Site Plan Committee of the Board of Adjustment of the Village of Ridgewood.
5. Applicant is required to obtain a building permit, post all necessary fees and costs with Borough prior to any construction.
6. The variance relief granted by this Resolution applies only to such variance request as depicted in this Resolution.

ADOPTED:

ATTESTED:

SECRETARY

CHAIRMAN

BEW:ljf
Ridgewood-Lenihan Resolution



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 325 Crest Road, also known as Block 1909 Lot 24 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: 11 / 13 / 2024 Janet Wondrym 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: 325 Crest Rd, also

known as BLOCK 1909 LOT 24

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, 11 / 13 / 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