

APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
RECEIVED JAN 02 2025		
DATE RECEIVED: _____	BLOCK(S): <u>1813</u>	LOT(S): <u>10</u>
ADDRESS OF SUBJECT PROPERTY: <u>309 Windsor Terrace</u>		
APPLICANT NAME: <u>Pilchik</u>	APPLICATION NO.: <u>28A25-01</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	<u>400 -</u>	<u>2000 -</u>
<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 Kerri and James Pilchik
- B. Applicant's Mailing Address 309 Windsor Terrace, Ridgewood, New Jersey
- C. Applicant Telephone No. [REDACTED] If unlisted, check here
- D. Applicant Email [REDACTED]
- E. Applicant's Attorney Name N/A
- F. Applicant's Attorney Address N/A
- G. Attorney Telephone No. N/A Attorney Email N/A
- H. Property Owner's Name _____
- I. Property Owner's Mailing Address _____
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
N/A

PART II. EXISTING PROPERTY INFORMATION

- A. Street Address of Property to be Developed 309 Windsor Terrace, Ridgewood, New Jersey
- B. Tax Map Block Number(s) 1813 Lot Number(s) 10
- C. Zone District(s) R-2
- 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.

Not to our knowledge.

- 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.).

- Existing 2-1/2 Story Framed Dwelling
- Front Open Porch & Steps & Front Walkway
- Rear Open Porch & Steps to Paver Patio & Cellar Entrance
- Detached Garage & Driveway
- A/C Units

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 1-Story Family Room Addition towards Rear.
- Proposed Rear Landing & Step towards Proposed Patio
- Proposed Rear Landing & Step and Walkway to Existing Driveway.
- Remove Existing Rear Landing & Steps, Cellar Entrance and Paver Patio.

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 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):

§ 190-119-C.-(1)-(d) - Minimum Distance From Detached Garage to Dwelling

§ 190-104-E.-(10) & § 190-104-E.-(11) - Maximum Coverage by Above-Grade Structures (Within First 140 Feet & Total Lot) (Lot Depth Less than 140')

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))

See Attachment #1

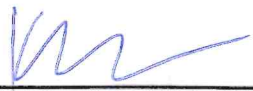
PART V. SIGNATURES AND AUTHORIZATIONS

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

1/2/25

Date



Owner

1/2/25

Date

**ZONING COMPLIANCE TABLE - VILLAGE OF RIDGEWOOD
SINGLE-FAMILY OR TWO FAMILY DWELLING - NO SUBDIVISION**

The following table is to be completed for applications seeking a zoning permit or variance for a single-family or two-family dwelling. Note that this table is NOT intended for use with subdivision applications, which require additional information. If the proposal is not regulated by any or all of the conditions in the table, then the Zoning Officer may waive the requirement to complete some or all of the table.

BLOCK 1813 LOT 10 ZONE R-2 CORNER LOT? Yes No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹	10,500 SF	8,163 SF	NO CHANGE	NO (E)
Min. lot width at min. front yard setback (feet) ²	75.0'	70.0'	NO CHANGE	NO (E)
Min. front yard setback, principal building (feet) ³	45.0'	34.2'	NO CHANGE	NO (E)
Min. each side yard setback, principal building (feet) ^{3,4}	10.0'	22.1' / 13.4'	NO CHANGE	YES
Min. total both side yard setbacks, principal building (feet) ^{3,4,5}	23.33'	35.5'	NO CHANGE	YES
Min. rear yard setback, principal building (feet) ³	30.0'	40.46'	32.15'	YES
Max. building height, principal building (feet) ⁶	30.0'	29.7'	NO CHANGE	YES
Max. building height, principal building (feet) ⁶	30.0'	29.7'	NO CHANGE	YES

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20%	20.52%	22.98%	NO (V2)
	(sq. ft.)	1,632.6 SF	1,675 SF	1,876 SF	NO (V2)
Max. coverage within [140] feet of front lot line ^{8,9}	(percent)	20%	20.52%	22.98%	NO (V2)
	(sq. ft.)	1,632.6 SF	1,675 SF	1,876 SF	NO (V2)

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	45%	43.77%	44.68%	YES
	(sq. ft.)	3,673.35 SF	3,573 SF	3,647 SF	YES
Max. coverage within [140] feet of front lot line ^{9,10}	(percent)	45%	43.77%	44.68%	YES
	(sq. ft.)	3,673.35 SF	3,573 SF	3,647 SF	YES

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	N/A	N/A	N/A	N/A
	(sq. ft.)	2,856 SF	2,120 SF	2,304 SF	YES
Max. gross building area within [140] feet of front lot line ^{9,11}	(percent)	N/A	N/A	N/A	N/A
	(sq. ft.)	2,856 SF	2,120 SF	2,304 SF	YES

Gross Building Area - Accessory Buildings

Max. gross building area ¹¹	(percent)	N/A	N/A	N/A	N/A
	(sq. ft.)	588 SF	387 SF	NO CHANGE	YES
Max. gross building area within [140] feet of front lot line ^{9,11}	(percent)	N/A	N/A	N/A	N/A
	(sq. ft.)	588 SF	387 SF	NO CHANGE	YES
Minimum Distance to Accessory Structure	FT	12.0'	16.42'	11.25'	NO (V1)

Attachment #1
Variance Application – Pilchik Residence
309 Windsor Terrace, Ridgewood, New Jersey

General Description

We are seeking the approval of the construction of a series of additions to the existing dwelling located at 309 Windsor Terrace, Ridgewood, New Jersey. The proposed project includes:

- 1-Story Rear Addition for a Family Room
- Partial Interior Renovations of First & Second Floor
- Rear Landing, Steps, & Walkway towards Driveway
- Rear Landing & Steps towards New Patio

The project conforms to all Setback, Height and Area requirements except for the Minimum Distance from Accessory Structure to Principal Dwelling and Maximum Coverage by Above-Grade Structures:

(V1) - Section 190-119-C.-(1)-(d) – Minimum Distance from Accessory Structure to Principal Dwelling:
Where 12.0 Feet is required, 11.25 Feet is proposed, a difference of 0.75 Feet.

(V2) – Section 190-104-E.-(10) & (11) – Maximum Coverage by Above-Grade Structures:
Where 20% of Lot Area = 1,632.6 SF is required, 22.98% = 1,876 SF is proposed, a difference of 2.98% = 243.4 SF.

We are applying for a C-1 variance to seek relief based on the following Hardships & Merits:

Hardships:

1. Non-conforming Lot Width & Lot Depth

- The lot width at the front yard setback is only 70.0 Feet, where 75.0 Feet is required in the R-2 Zone. This is substandard by 5.0 Feet.
- The lot depth is only 116.35 Feet, where 120.0 Feet is required in the R-2 Zone. This is substandard by 3.65 Feet.
- The substandard lot width and depth imposes a hardship for the location of any rear addition relative to the existing detached garage. It can be argued that we wouldn't need a variance if the lot depth and width conformed to the ordinance as the detached garage could have been positioned farther back on a conforming lot.

2. Non-conforming Lot Area

- The Total Lot Area is only 8,163 SF, where 10,500 SF is required. This is substandard by 2,337 SF or 22.26%.
- The substandard lot area results in less allowable coverage by above-grade structures compared to a conforming lot. If this property's lot width, depth and area were conforming, 2,100 SF of coverage would be permitted (10,500 SF x 20%), and the proposed 1,876 SF would not require a variance.

Merits:

1. Project Conforms to all Minimum Setbacks, Maximum Gross Building Area and Maximum Coverage by Improvements.

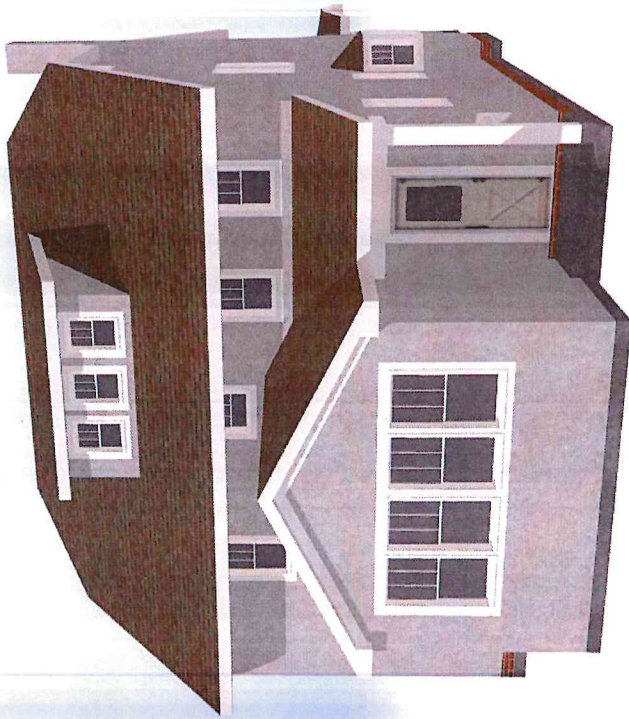
- These calculations are imposed on properties to control the bulk and volume of structures to not negatively impact the surrounding neighbors and neighborhood.
- The addition conforms to the required setbacks as to not negatively impact any neighbors.
- The addition conforms to the Maximum Gross Building Area as to not be too volumetrically imposing on the lot.
- The addition conforms to the Maximum Coverage by Improvements as to not be detrimental to the storm water management of the property.

2. Project is located in the Rear.

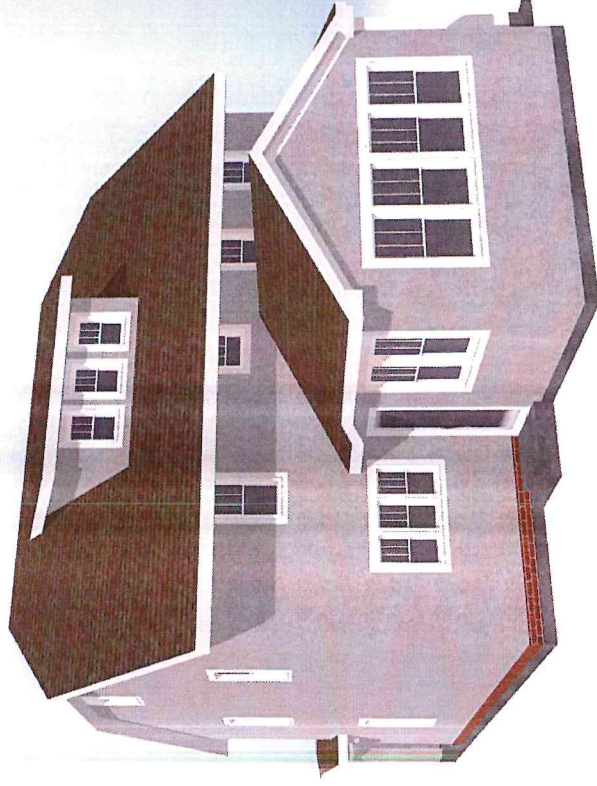
- The proposed additions are all located towards the rear and will not be perceived by the streetscape.
- The proposed project will not negatively impact the streetscape or the neighborhood.

Given these hardships and merits, we argue that our proposal does not impair the intent of the zoning ordinance (to control overbuilding) nor does a proposed deviation from the requirements in this case cause any detriment to the neighborhood or surrounding community. Our proposal is limited to only what we argue is critically necessary to enhance this dwelling without adversely affecting the streetscape or our neighbors.

Pilchik Residence - Addition Exterior Renderings

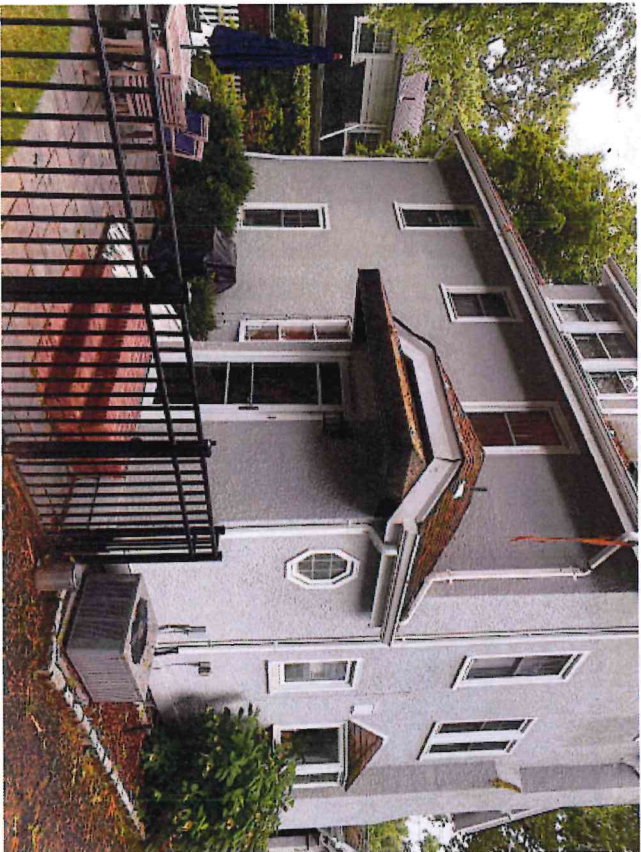


Rear Elevation



Rear Elevation

Pilchik Residence - Exterior Photos - Taken on July 25th 2024



Rear Elevation



Detached Garage

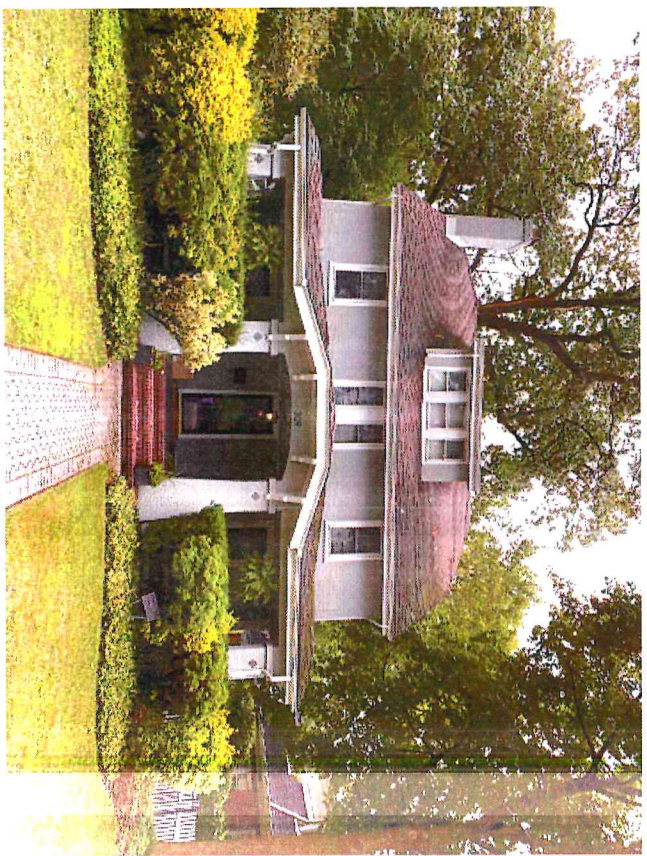


Rear Yard & Patio



Rear Yard & Driveway

Pilchik Residence - Exterior Photos - Taken on July 25th 2024



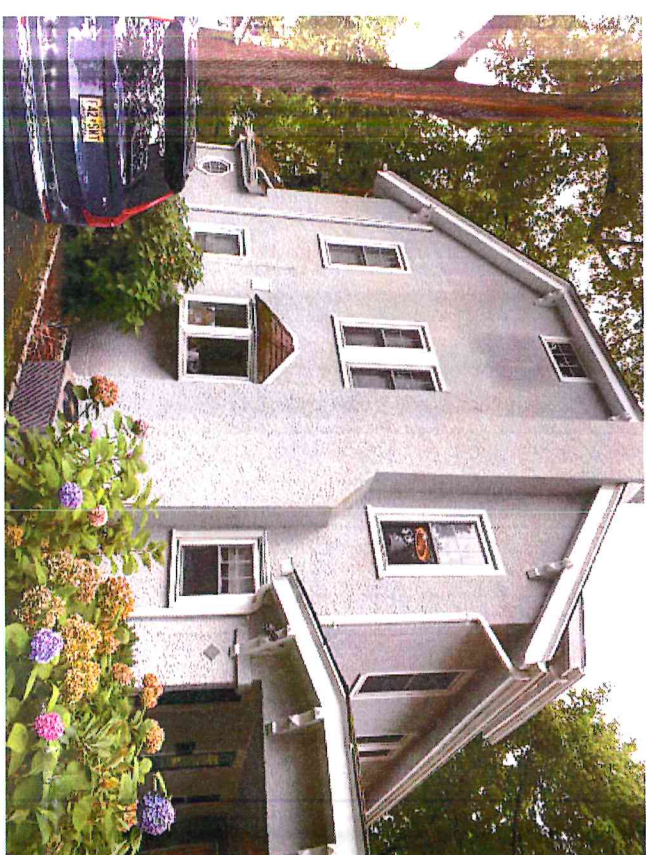
Front Elevation



Right-Side Elevation



Rear Elevation



Left-Side Elevation



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: 1/2/25

Block: 1813 Lot: 10

Owner: James + Kerri Pildnik

Property Location: 309 Windsor Terrace

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.

VILLAGE OF RIDGEWOOD
FINANCE DEPARTMENT
2025 JAN -2 P 2:53

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



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: 309 Windsor Terrace, also

known as BLOCK 1813 LOT 10

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.

J. Wondergem, 1/2 /2025
 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



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 309 Windsor Terrace, also known as Block 1813 Lot 10 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: 1 / 2 / ²⁰²⁵~~2024~~ Jane Wondrasch for/
 Christopher J. Rutishauser, PE, CPWM
 Director of Public Works/Village Engineer

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 1813, LOT 10, 309 Windsor Terrace (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 1/2/25
Signature of Planning Board Secretary

Zoning 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 zoning board applications for this property address.

Jane Wondryen 1/2/25
Signature of Zoning Board Secretary