

APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
RECEIVED JAN 02 2025		
DATE RECEIVED: _____	BLOCK(S): <u>2301</u>	LOT(S): <u>4</u>
ADDRESS OF SUBJECT PROPERTY: <u>199 Spencer Place</u>		
APPLICANT NAME: <u>St. John</u>	APPLICATION NO.: <u>ZBA25-02</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 Kevin & Colleen St. John
- B. Applicant's Mailing Address 199 Spencer Place, 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 Kevin & Colleen St. John
- I. Property Owner's Mailing Address 199 Spencer Place, Ridgewood, New Jersey
- 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 199 Spencer Place, Ridgewood, New Jersey
- B. Tax Map Block Number(s) 2301 Lot Number(s) 4
- 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 with Front and Rear Porticos
- Existing Detached Garage with Macadam Driveway
- Existing Rear Patio & Front Walkway
- Existing Rear Detached Shed
- Existing 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 Front Addition for Foyer & 1-Story Front Open Portico with step.
- Proposed Box Window towards Front-Right side to expand Dining Room.
- Proposed 2-Story Rear Addition for expansion of Mudroom & New Jack & Jill Bathroom above.
- Proposed 2nd Story Addition for New Home Office.
- Altered Rear Patio & New Stepping Stones

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):

§ 190-104-E-(2) - Minimum Front Yard Set Back

§ 190-104-E-(11) - Maximum Coverage by Above-Grade Structures (Within First 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.

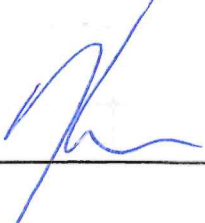
The undersigned agree to keep current all escrow accounts for review of this application and to pay any outstanding balances.



Applicant/Appellant

11/2/25

Date



Owner

11/2/25

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 2301 LOT 4 ZONE R-2 CORNER LOT? Yes No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹	10,500 SF	11,028 SF	NO CHANGE	YES
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	40.0'	39.8' / 36.41'	37.3' / 33.8'	NO (V1)
Min. each side yard setback, principal building (feet) ^{3, 4}	10.0'	13.2' / 15.7'	11.2' / 14.03'	YES
Min. total both side yard setbacks, principal building (feet) ^{3, 4, 5}	23.1'	28.9'	25.23'	YES
Min. rear yard setback, principal building (feet) ³	30.0'	69.28'	64.44'	YES
Max. building height, principal building (feet) ⁶	30.0'	24.83'	NO CHANGE	YES
Max. building height, principal building (feet) ⁶	30.0'	24.83'	NO CHANGE	YES

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20%	18.12%	21.39%	YES
	(sq. ft.)	2,100 SF	1,998 SF	2,096 SF	YES
Max. coverage within [140] feet of front lot line ^{8, 9}	(percent)	20%	19.88%	21.39%	NO (V2)
	(sq. ft.)	1,960 SF	1,948 SF	2,096 SF	NO

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	45%	39.65%	40.42%	YES
	(sq. ft.)	4,962.6 SF	4,373 SF	4,458 SF	YES
Max. coverage within [140] feet of front lot line ^{9, 10}	(percent)	45%	44.11%	44.98%	YES
	(sq. ft.)	4,410 SF	4,323 SF	4,408 SF	YES

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	32%	25.82%	29.63%	YES
	(sq. ft.)	3,528.96 SF	2,847 SF	3,268 SF	YES
Max. gross building area within [140] feet of front lot line ^{9, 11}	(percent)	34%	29.05%	33.35%	YES
	(sq. ft.)	3,332 SF	2,847 SF	3,268 SF	YES

Gross Building Area - Accessory Buildings

Max. gross building area ¹¹	(percent)	6.5%	3.63%	NO CHANGE	YES
	(sq. ft.)	716.82 SF	400 SF	NO CHANGE	YES
Max. gross building area within [140] feet of front lot line ^{9, 11}	(percent)	N/A	3.57%	NO CHANGE	YES
	(sq. ft.)	682 SF	350 SF	NO CHANGE	YES

Attachment #1
Variance Application – St. John Residence
199 Spencer Place, Ridgewood, New Jersey

General Description

We are seeking the approval of the construction of various 1-story and 2-story additions (421 SF Total) to the existing dwelling located at 199 Spencer Place, Ridgewood, New Jersey. The proposed project includes:

- A 1-story front addition for a foyer.
- A 1-story front open portico with steps.
- A box window towards the right-side to expand the Dining Room.
- A 2-story addition towards the rear for an expansion of the existing Mudroom and a new Jack & Jill Bathroom upstairs.
- A 2nd story addition for a new Home Office.
- An alteration of the existing rear patio.

The project conforms to all Setback, Height and Area requirements except for the Minimum Front Yard Set Back and the Maximum Coverage by Above-Grade Structures Within the First 140':

(V1) - Section 190-104-E.-(2) – Minimum Front Yard Set Back: Where 40.0 Feet is required to the principal dwelling, 37.3 Feet is proposed, a difference of 2.7 Feet. Where 35.0 Feet is required to unenclosed steps (allowable encroachment of 5.0 Feet), 33.8 Feet is proposed to the new front open portico and steps, a difference of 1.2 Feet.

(V2) – Section 190-104-E.-(11) – Maximum Coverage by Above-Grade Structures (Within First 140'): Where 20% of Lot Area Within First 140' = 1,960 SF is required, 21.39% = 2,096 SF is proposed, a difference of 1.39% = 136 SF.

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

Hardships:

1. Non-Conforming Lot Width & Non-Conforming Lot Area Within First 140'

- The lot width of the property 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.
- Consequently, the lot area within the first 140 feet of the lot is also substandard at 9,800 SF, where 10,500 SF is required.
- The substandard lot area results in less allowable coverage by above-grade structures compared to a conforming lot. If this property's lot width and area were conforming, 2,100 SF of coverage would be permitted (10,500 SF x 20%), and the proposed 2,096 SF would not require a variance.

2. Non-conforming Location of Existing Dwelling

- The existing dwelling does not meet the required front yard setback for the R-2 Zone.
- This restricts the possibility of adding a desperately needed front foyer and portico without requiring a variance.
- If the dwelling were set farther back on the lot, a variance would likely not be needed. With respect to the Zoning Ordinance and the streetscape, we are proposing the smallest front foyer and portico addition that will remain functional.

3. Location of Existing Detached Garage

- The existing detached garage is located 19.37 feet from the rear property line, but could have been positioned farther back, beyond the first 140 feet of the lot.
- This would have allowed for greater flexibility in utilizing the first 140 feet, avoiding the need for the variances requested.
- The current placement limits the property's potential and contributes to the hardship.

Merits:

1. Project Conforms to Maximum Coverage by Above-Grade Structures for Total Lot

- Although a variance is required for Maximum Coverage by Above-Grade Structures within the First 140 feet, the project complies with the Maximum Coverage for the Total Lot, showing that our intent is not to overbuild on the lot.
- The project will respect the intent of the ordinance in controlling the bulk structures built on the lot.

2. Project Conforms to all other Bulk and Setback Requirements

- The proposed project will also conform to all other bulk and setback requirements of the property, including Minimum Side and Rear Setbacks, Maximum Gross Building Areas, and Maximum Coverage by Improvements.
- This demonstrates our intent to respect the Zoning Ordinance and maintain compatibility with the surrounding neighborhood.

3. Other Dwellings on Spencer Place Encroach Much Farther Into the Front Yard Setback

- Several dwellings on the same side of Spencer Place encroach significantly farther into the required front yard setback than our proposed addition (see attached diagram).
- To maintain consistency with the streetscape, our proposed addition intentionally was designed with minimal encroachments.
- The additional will blend with the existing streetscape and will not detract from the character of Spencer Place.

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.



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: 2301 Lot: 4

Owner: Kevin + Colleen St. John

Property Location: 199 Spencer Place

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 JUN -2 P 2:52

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: 199 Spencer Place, also

known as BLOCK 2301 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, 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 199 Spencer Place, also known as Block 2301 Lot 4 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 [Signature] for/
 Christopher J. Rutishauser, PE, CPWM
 Director of Public Works/Village Engineer

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 2301, LOT 4, 199 Spencer Place (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 Wondugen 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 Wondugen 1/2/25
Signature of Zoning Board Secretary