

VILLAGE OF RIDGEWOOD
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING

In compliance with the Zoning Ordinance of the Village of Ridgewood, NJ, notice is hereby served upon you to the effect that We, Kevin and Colleen St. John, residing at 199 Spencer Place, 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 Section 190-104E(2), (11) Article X of the Ridgewood Village Code to permit the construction of a one-story front addition, one-story front open portico, box window, a two-story rear addition, second story addition, and modifications to the existing patio, which would result in a front yard setback to the addition of 37.3 feet, where 40 feet is required, to the portico of 33.8 feet where 35 feet is required, and coverage by above grade structures within 140 feet of the front lot line of 21.39%, where 20% is the maximum permitted for the Property located at 199 Spencer Place, Ridgewood, New Jersey and shown on the Tax Map of the Village of Ridgewood as Block 2301, Lot 4. The Property is in the R-2 Zone.

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

Notice is hereby given that a hearing on this appeal, which will be held on March 11, 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.

Kevin and Colleen St. John
199 Spencer Place
Ridgewood, NJ 07450