



VILLAGE OF RIDGEWOOD

131 North Maple Avenue
Ridgewood, New Jersey, 07451

Building Department

(201) 670-5500

(201) 670-5549

March 5, 2025

Mr. & Mrs. Tambi Kat
225 Lockwood Road
Ridgewood, N.J. 07450

Re: Block 4317 Lot 1
225 Lockwood Road

Dear Mr. & Mrs. Kat:

A review of your application for a building permit regarding 225 Lockwood Road, (R-2 zone) has been made. It is the opinion of the undersigned that a variance must be obtained from the Board of Adjustment for the construction of a second story addition which would result in a front yard, on Witthill Road, of 18.51 feet where 40 feet is the minimum required and for the construction of a front porch which would result in a front yard of 9.78 feet where 40 feet is the minimum required, and for the construction of a rear porch which would result in a rear yard of 21.53 feet where 30 feet is the minimum required. A variance would be required for coverage by above grade structure proposed at 21.56% where 20% is the maximum permitted.

Under the provisions of § 190-104E(2)(5)(10) Article X of the Ridgewood Village Code, "Minimum front yard: 40 feet"; "Minimum rear yard: 30 feet: "Maximum coverage by above-grade structures: 20% of the land area of the lot".

If you have any questions, please feel free to contact me.

Sincerely,

Paola G. Perez
Assistant Zoning Officer

PGP