

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

(THIS BOX FOR OFFICIAL USE ONLY)	
DATE RECEIVED: <u>RECEIVED JAN 21 2025</u>	BLOCK(S): <u>3614</u> LOT(S): <u>4</u>
ADDRESS OF SUBJECT PROPERTY: <u>480 Beverly Rd</u>	
APPLICANT NAME: <u>Crook</u>	APPLICATION NO.: <u>ZBA25-07</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 Benjamin Crook
- B. Applicant's Mailing Address 480 Beverly Road
- C. Applicant Telephone No. _____ If unlisted, check here
- D. Applicant Email _____
- 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 480 Beverly Road
- B. Tax Map Block Number(s) 3614 Lot Number(s) 4
- C. Zone District(s) R-125
- 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

E. Are there any deed restrictions, protective covenants, easements, etc. affecting the subject pr
(check one) Yes No If yes, describe below or on a separate shee

Health Department Bergholm/Passaic County
Construction Code Official Other Municipality

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
documents with this application. (check one) Yes No

Note: This certification must be submitted with the application or the application will be incom

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 single family residence

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 2 1/2 story addition with porches, pergola, cabana and in-ground pool as shown

D Variance (see §130-3407(a), (b) and (c))
PART V. SIGNATURES AND AUTHORIZATIONS

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

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.

Benjamin Crook

1/6/2025

Applicant/Appellant

Date

Benjamin Crook

1/6/2025

Owner

Date



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: 1/27/25

Block: 3614 Lot: 4

Owner: Benjamin Crook

Property Location: 480 Beverly Road

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.

2025 JAN 27 P 1:55
VILLAGE OF RIDGEWOOD
FINANCE DEPARTMENT

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

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 3614, LOT 4, 480 Beverly 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.

Jane Wondryen 1/27/25
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 1/27/25
Signature of Zoning Board Secretary



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: 480 Beverly Road, also

known as BLOCK 3614 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, 1/27/2025
 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 480 Beverly Road, also known as Block 3614 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: 1/27/2025 Jaqueline for/
Christopher J. Rutishauser, PE, CPWM
Director of Public Works/Village Engineer

Survey Affidavit

STATE OF NEW JERSEY
COUNTY OF Bergen

} SS:

say(s) under oath:

- 1. Representations.** If only one person signs this Affidavit, the word "we" shall mean "I." The statements in this Affidavit are true to the best of our knowledge, information and belief.
- 2. Property.** We are the present owners (or duly authorized officers, partners, or members of the present owner), of Property located at 480 Beverly Rd, Ridgewood (called this "Property") which we now own.
- 3. Survey.** We have examined the attached survey of this Property dated 5/10/23 made by Christopher Lantelme, of Lantelme, Kurens & Associates, P.C.
- 4. No Change.** The survey shows this Property in its present condition. There have been no changes in the boundary lines of this Property. There have been no changes in the principle building, accessory building, fences, driveway, sidewalks, patios, decks. There has been no installation of any new improvements such as a shed, patio, deck, relocation of sidewalk, patios or decks.
- 5. Reliance.** We are aware that the Village of Ridgewood, Zoning Board of Adjustment will rely on the truthfulness and the statements made in this Affidavit in connection with the Variance Application that is submitted to the Zoning Board of Adjustment of the Village of Ridgewood.

Signed and sworn to before me on (date) 4/8/25

Kat Crook
Katherine Crook (owner)

State of: <u>New Jersey</u>
County of: <u>Bergen</u>
The foregoing instrument was acknowledged before me <u>8th</u> day of <u>April</u> , <u>2025</u>
Notary Public My Commission: <u>Joyce L. Magro</u>

JOYCE L. MAGRO
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JULY 26, 2029



VILLAGE OF RIDGEWOOD

131 North Maple Avenue
Ridgewood, New Jersey, 07451

Building Department

(201) 670-5500

(201) 670-5549

March 19, 2025

Mr. & Mrs. Benjamin Crook
480 Beverly Road
Ridgewood, N.J. 07450

Re: Block 3614 Lot 4
480 Beverly Road

Dear Mr. & Mrs. Crook:

A review of your application for a building permit regarding 480 Beverly Road, (R-125 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 an addition which would result in a rear yard of 26 feet where 40 feet is the minimum required, and for the construction of a two story addition which would be proposed to be 33 feet in height where 30 feet is the maximum permitted, and for the construction of an attached cabana and pergola which would result in a front yard setback of 50.4 feet where 55 feet is the minimum required and for the construction of an inground pool which would result in a front yard, which is not permitted and would result in a front yard of 48.8 feet, to the patio, where 55 feet is the minimum required and would result in a side yard, to the pool patio, of 7.6 feet where 10 feet is the minimum required.

Under the provisions of § 190-100E(1)(2)(5) and §190-125T(1)(2) Article X of the Ridgewood Village Code, "Maximum building height: 30 feet.." "Minimum front yard: 50 feet"; "Minimum rear yard: 40 feet"; "such pools, including any decking or patio adjacent to the pool, shall be prohibited in the front yard, and shall be located from the front lot line a distance not less than the minimum front yard depth, whichever is more restrictive"; "Such pools, including any decking or patio adjacent to the pool, shall be set back from the side and rear lot lines a distance not less than 10 feet."

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

Sincerely,

Paola G. Perez
Assistant Zoning Officer

PGP