

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 I, Benjamin Crook, residing at 480 Beverly Road, 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 190-100E(1), (2), (5); 190-124T(1) and (2), Article X of the Ridgewood Village Code to permit the construction of a two-story addition, screened porch, open steps, pergola and attached cabana, pool, hot tub and patio improvements which would result in a building height of 33 feet, where 30 feet is the maximum permitted; front yard setback on North Van Dien Avenue of 50.4 feet, where 55 feet is the minimum required; a rear yard setback to the addition of 26 feet, where 40 feet is the minimum required; setback to the pool deck of 7.6 feet, where 10 feet is the minimum required; and locating a pool within the front yard setback at 48.8 feet, where it is prohibited for the Property located at 480 Beverly Road, Ridgewood, New Jersey and shown on the Tax Map of the Village of Ridgewood as Block 3614, Lot 4. The Property is in the R-125 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 April 22, 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.

Benjamin Crook
480 Beverly Road
Ridgewood, NJ 07450