

APPLICATION FORM

VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED RECEIVED JAN 24 2025 BLOCK(S): 4305 LOT(S): 33

ADDRESS OF SUBJECT PROPERTY: 615 Withill Road

APPLICANT NAME: Rama + Offer APPLICATION NO.: ZBA-25-09

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	\$200	\$2,000
<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	\$200	\$2,000

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 Gabriel Rama & Katharine Offer
- B. Applicant's Mailing Address 615 Witthill Road, Ridgewood, NJ 07450
- C. Applicant Telephone No. _____ If unlisted, check here
- D. Applicant Email _____
- E. Applicant's Agent Name Barry Poskanzer, AIA of Poskanzer Skott Architects
- F. Applicant's Agent Address 550 North Maple Avenue, Ridgewood, NJ 07450
- G. Agent Telephone No. (201) 445-2322 Agent Email barry@psaia.com + Cheryl@PSAIA.COM
- H. Property Owner's Name Gabriel Rama & Katharine Offer
- I. Property Owner's Mailing Address 615 Witthill Road, Ridgewood, NJ 07450
- 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 615 Witthill Road, Ridgewood, NJ 07450
- B. Tax Map Block Number(s) 4305 (Block 285 F.M) Lot Number(s) 33 (Lot 13 F.M.)
- C. Zone District(s) Residential 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.
n/a

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.

n/a

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.).

The existing property has one principal dwelling, no accessory structures, a patio area with pavers, and landscaping.

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.

Seeking approval to put patio pavers under the proposed covered Pergola which is located not less than 5' away from the property line.

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) |

n/a

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):

We are proposing a violation to §190-124 Special regulations for certain uses and structures, paragraph S, item [2] that states 'Where such improvements are no more than 12 inches above the adjacent grade, they shall be set back from the side and rear lot lines a distance not less than 10 feet.

The ordinance allows for an accessory structure to be located not less than 5 feet from the property line and we'd like to extend the patio area (pavers) below the proposed pergola.

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))


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.

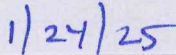
The undersigned applicant and owner agree that if any of the information presented in this application changes prior to the issuance of any permits by the Village for the subject application, I/we will promptly notify the Board of such changes prior to the issuance of such permits.

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.

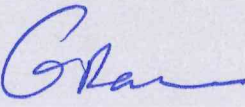
The undersigned agree to keep current all escrow accounts for review of this application and to pay any outstanding balances.



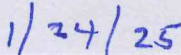
Applicant/Appellant



Date



Owner



Date



Memorandum

To: Village of Ridgewood Zoning Board

From: Poskanzer Skott Architects

Date: January 24, 2025

Project: Rama & Offer Residence
615 Witthill Road

Re: Reasons for Variance Approval

We would like the Board to approve the Variance for the following reasons:

- This is an undersized lot with minimal locations to place a covered sitting area, whilst maximizing the open grass area for the children to run and play.
- Extending a canopy off the primary structure would block the natural light into the house.
- We are sensitive to the closeness of adjacent properties and are proposing the pergola at the existing lower elevation with landscaping behind to maximize privacy for all.

Drawing Z-100, Zoning Analysis, which shows the home addition and rear yard work, has been included for reference.

VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT

Owner: Gabriel Rama ; Katharine Offer

Property Address: 615 Withhill Rd., Block 4305, Lot 33

I am the Owner of the above referenced property. I have consented to the submission of a Land Use Application to the Zoning Board of Adjustment of the Village of Ridgewood.

I hereby grant permission for Zoning Board of Adjustment Members and any of its Professionals and Experts, to enter the property for purposes of inspection in relation to the Land Use Application that I have submitted.

Dated:

11/24/25

Gla

Owner

Survey Affidavit

STATE OF NEW JERSEY
COUNTY OF

} 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 615 Withhill Rd. called this "Property") which we now _____ to.
3. Survey. We have examined the attached survey of this Property dated 8/10/18 made by Morgan Engineering & Surveying.
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)

Glan 11/24/25

* Survey is accurate to current conditions, except the wood shed in rear, right corner, was removed.

**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 4305 **LOT** 33 **ZONE** R-2 **CORNER LOT?** Yes No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) ¹	10,500	6,523	6,523	EXISTING N/C
Lot area (sq. ft.) w/in [] feet of front lot line	n/a (Lot is only 109.32' deep)			
Min. lot width at min. front yard setback (feet) ²	75	60	60	EXISTING N/C
Min. front yard setback, principal building (feet) ³	40	40	40	Y
Min. each side yard setback, principal building (feet) ^{3, 4}	10	10	10	Y
Min. total both side yard setbacks, principal building (feet) ^{3, 4, 5}	20	20	20	Y
Min. rear yard setback, principal building (feet) ³	30	31.3	30.2	Y
Max. building height, principal building (feet) ⁶	30	25.75	25.75	Y
Max. building height, principal building (stories) ⁷	2-1/2	2-1/2	2-1/2	Y

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20	20	19.9	Y
	(sq. ft.)	2,100	1,304.9	1,304.5	Y
Max. coverage within [] feet of front lot line ^{8, 9}	(percent)				
	(sq. ft.)	n/a (Lot is only 109.32' deep)			

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	45	38.8	44.2	Y
	(sq. ft.)	5,600	2,534.5	2,887.4	Y
Max. coverage within [] feet of front lot line ^{9, 10}	(percent)				
	(sq. ft.)	n/a (Lot is only 109.32' deep)			

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	35	30.3	34.6	Y
	(sq. ft.)	2,856	1,977.5	2,260.8	Y
Max. gross building area within [] feet of front lot line ^{9, 11}	(percent)				
	(sq. ft.)	n/a (Lot is only 109.32' deep)			

Gross Building Area - Accessory Buildings

Max. gross building area ¹¹	(percent)	7.5	0	1.2	Y
	(sq. ft.)	588	0	96	Y
Max. gross building area within [] feet of front lot line ^{9, 11}	(percent)				
	(sq. ft.)	n/a (Lot is only 109.32' deep)			



VILLAGE OF RIDGEWOOD

131 N. Maple Ave.
Ridgewood, NJ 07450-3287

201-670-5500 Ext 5511
201-670-5532 Fax
taxcollector@ridgewoodnj.net

Tax Collectors Office

CERTIFICATION OF TAXES & ASSESSMENTS

Date: 1-7-2024

Block: 4305 Lot: 33

Owner: Rama, Gabriel & Katharine Offer.

Property Location: 615 Witthill Rd.

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.

10 5 A L - 11P 507
FINANCE DEPARTMENT
VILLAGE OF RIDGEWOOD

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



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. 239
FAX: (201) 670-7305

FLOOD INSURANCE RATE MAP INFORMATION / CRS-320

The property located at 615 Withhill Road, also known as Block 4305 Lot 33 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.

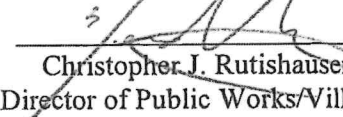
is not located in a Special Flood Hazard Area. However, the property (*above*) may still be in floodplain (**Letter Of Map Amendment**) or subject to local drainage problems or other unmapped flood hazard. Flood insurance is available and may be obtained at non-floodplain rates. A flood insurance policy 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: 01/07/2023  for/
Christopher J. Rutishauser, PE, CPWM
Director of Public Works/Village Engineer



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: 615 Writthill Road, also

known as BLOCK 4305 LOT 33

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, 1/7/2025
 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

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Lowest Point Elevation: N/A Lowest Shingle Elevation: N/A First Floor Elevation: N/A

Dated: 1/7/2025 Christopher J. Rutishauser for/
Christopher J. Rutishauser, PE, CPWM
Director of Public Works/Village Engineer

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 4305, LOT 33, 615 Withill 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 Wondy 1/7/25
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 Wondy 1/7/25
Signature of Zoning Board Secretary