

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, Michael and Joy Leff, residing at 562 Lotus 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 190-104E(2), (3), (10), (11) and 190-119H(1) Article X of the Ridgewood Village Code to permit the construction of a covered open front porch which would result in a front yard of 21.7 feet to the porch, and 19.7 feet to the front steps, where 40 feet is the minimum required, and would maintain a side yard setback of 8.1 feet where 10 feet is the minimum required, and would result in total coverage by above grade structures of 25.08%, where 20% is the maximum permitted, and coverage by above grade structures within 140 feet of the front lot line of 27.59%, where 20% is the maximum permitted; and coverage by improvement within 140 feet of the front lot line of 48.73%, where 45% is the maximum permitted for the Property located at 562 Lotus Road, Ridgewood, New Jersey and shown on the Tax Map of the Village of Ridgewood as Block 4306, Lot 11. 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 July 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.

Michael and Joy Leff
562 Lotus Rd.
Ridgewood, NJ 07450