

VILLAGE OF RIDGEWOOD  
BOARD OF ADJUSTMENT  
NOTICE OF 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 & Kristin O'Donoghue, residing at 584 Highland Ave, 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 § 190-101E(5)(10) Article X of the Ridgewood Village Code, "Minimum rear: 40 feet"; Maximum coverage by above-grade structures:20% of the land area of the lot", and propose to construct a pergola above a deck which will result in a rear yard setback of 26.5 feet where 40 feet is the minimum required, and would result in total coverage by above grade structure of 24.5% where 20% is the maximum permitted for the property located at 584 Highland Ave, Ridgewood, New Jersey and shown on the Tax Map of the Village of Ridgewood as Block 2809 Lot 6. The Property is in the R-110 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 September 9, 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](http://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 & Kristin O'Donoghue  
584 Highland Ave,  
Ridgewood, NJ 07450