

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, Alex and Breanne Rosen, residing at 96 Avondale 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 190-102E(2) and (3); and 190-119J(1) Article X of the Ridgewood Village Code to permit the construction of an addition and modification of the existing garage which would result in a front yard setback on Heights Road to the fireplace of 24.4 feet, and to the addition of 26.4 feet where 40 feet is the minimum required, and would result in a side yard setback to the second floor of 12.3 feet and maintain a side yard setback of 13 feet to the first floor, where 21.51 feet is the minimum required and would result in coverage by above grade structures within 140 feet of the front lot line of 22.4%, where 20% is the maximum permitted; total gross building area, within the first 140 feet, of 32.5% where 32% is the maximum permitted, and for the construction of a front addition with portico which would result in a front yard setback on Avondale Road of 29.5 feet to the steps, 31.5 feet to the portico, and 35 feet to the front addition where 40 feet is the minimum required; would result in a height for an accessory structure of 18 feet, where 15 feet is the maximum permitted, and a side yard setback of an accessory structure of 2.8 feet, where 5 feet is required for the property located at 96 Avondale Road, Ridgewood, New Jersey and shown on the Tax Map of the Village of Ridgewood as Block 1403, Lot 1. The Property is in the R-1 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 23, 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.

Alex and Breanne Rosen
96 Avondale Road
Ridgewood, NJ 07450