



# VILLAGE OF RIDGEWOOD

131 North Maple Avenue  
Ridgewood, New Jersey, 07451

## Building Department

(201) 670-5500

(201) 670-5549

July 7, 2025

Ms. Claudia Sanchez  
697 Ellington Road  
Ridgewood, N.J. 07450

Re: Block 4607 Lot 24  
697 Ellington Road

Dear Ms. Sanchez:

A review of your application for a building permit regarding 697 Ellington Road, (R-2 zone) has been made. It is the opinion of the undersigned that a variance must be obtained from the Board of Adjustment for the construction of a second story addition which would result in a front yard, on Ellington Road, of 31.75 feet where 40 feet is the minimum required, and maintain a rear yard of 14 feet where 30 feet is the minimum required and for the construction a garage addition with a second floor and deck which would result in a front yard, on Midwood Road, of 27.2 feet where 40 feet is the minimum required, and would result in total coverage by above grade structure of 21.95% where 20% is the maximum permitted. A variance will be required for the proposed driveway width which would result to be 24 feet, at its widest point, where 17 feet is the maximum permitted.

Under the provisions of §190-104E(2)(5)(10) and §190-119G(3) Article X of the Ridgewood Village Code, "Minimum front yard: 40 feet"; "Minimum rear yard: 30 feet"; "Maximum total coverage by above-grade structures: 20% of the lot area of the lot"; ...no driveway shall have a width exceeding 1/5 of the width of such lot...".

If you have any questions, please feel free to contact me.

Sincerely,

Paola G. Perez  
Assistant Zoning Officer

PGP