

APPLICATION FORM

VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED RECEIVED JUL 30 2025 BLOCK(S): 4607 LOT(S): 24

ADDRESS OF SUBJECT PROPERTY: 697 Ellington Road

APPLICANT NAME: Sanchez APPLICATION NO.: ZBA 25-

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	\$1000.00	2000—
<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		

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 CLAUDIA SANCHEZ.
- B. Applicant's Mailing Address 843 FRANKLIN TRFE. SUVENDALE IL 0701
- C. Applicant Telephone No. _____ If unlisted, check here
- D. Applicant Email _____
- E. Applicant's Attorney Name NOT APPLICABLE
- F. Applicant's Attorney Address NOT APPLICABLE
- G. Attorney Telephone No. NA Attorney Email NA.
- H. Property Owner's Name CLAUDIA SANCHEZ
- I. Property Owner's Mailing Address SAME AS ABOVE
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
OWNER/APPLICANT

PART II. EXISTING PROPERTY INFORMATION

- A. Street Address of Property to be Developed 1097 EUNIKTON RD.
- B. Tax Map Block Number(s) 4007 Lot Number(s) 24
- C. Zone District(s) R2
- 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.
NOT APPLICABLE

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.

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.).

REFER TO ATTACHMENT #1.

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.

REFER TO ATTACHMENT #1.

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 checked="" type="checkbox"/> Road Opening Permit |
| <input type="checkbox"/> Health Department | <input type="checkbox"/> Bergen/Passaic County |
| <input checked="" type="checkbox"/> Construction Code Official | <input type="checkbox"/> Other Municipality |
| <input checked="" 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) |

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):

REFER TO ATTACHMENT #1.

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.

J. Claude Sanchez *July 22, 2025*
Applicant/Appellant **OWNER** Date

Owner

Date

JOSEPH J. BRUNO, AIA

ARCHITECT

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

29 PASCACK ROAD

PARK RIDGE, NEW JERSEY 07656

TELEPHONE/FACSIMILE 201-307-1115

LICENSE NO. A110379

July 21, 2025

ADDITION AND ALTERATIONS TO THE
SANCHEZ RESIDENCE
697 ELLINGTON ROAD
RIDGEWOOD, NEW JERSEY

ATTACHMENT #1

APPLICATION FORM- ONE OR TWO FAMILY DWELLINGS
VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

PART II H:

THE PROPERTY IS DEVELOPED WITH A 1 1/2 STORY CAPE COD STYLE HOUSE. THE LOT HAS FRONTAGE ON BOTH ELLINGTON ROAD AND MIDWOOD ROAD. A MACADAM DRIVEWAY EXISTS ON THE NORTH SIDE OF THE PROPERTY. VARIOUS CONCRETE SLABS AND ACCESSORY STRUCTURES, INCLUDING A WOOD DECK AND STAIR ALSO EXIST ON SITE. THE HOUSE AND GROUNDS ARE IN AN ADVANCED STATE OF DISREPAIR.

PART III B: THE PROPOSED DEVELOPMENT IS AS FOLLOWS:

FIRST FLOOR:

- THE INTERIOR AND EXTERIOR OF THE HOUSE WILL BE RENOVATED AND UPDATED. AN ATTACHED ONE CAR GARAGE AND UNCOVERED WOOD DECK ON THE MIDWOOD ROAD SIDE OF THE HOUSE ARE PROPOSED, AS WELL AS A STONE PATIO. A NEW SECOND FLOOR ADDITION TO ACCOMMODATE THREE BEDROOMS AND TWO BATHS IS PROPOSED.

PART IV A: THE PROPOSED PROJECT IS IN VIOLATION OF THE FOLLOWING CHAPTERS OF THE ZONING ORDINANCE:

- CHAPTER 190-119 A (1) (a) FRONT YARD SETBACK (ELLINGTON ROAD). 40.0' IS REQUIRED. 31.75' IS PROPOSED TO THE SECOND FLOOR ADDITION. THE EXISTING FRONT YARD SETBACK AT ELLINGTON ROAD IS 30.4'.
- CHAPTER 190-119 A (1) (a) FRONT YARD SETBACK (MIDWOOD ROAD). 40.0' IS REQUIRED. 27.2' IS PROPOSED. THE EXISTING FRONT YARD SETBACK AT MIDWOOD ROAD IS 41.2'.
- CHAPTER 190-104 E (10) COVERAGE BY ABOVE GRADE STRUCTURES. 20% MAXIMUM IS PERMITTED. 21.95% IS PROPOSED.

- CHAPTER 190-104 E (5) REAR YARD SETBACK. 30.00' IS REQUIRED. 14.1' IS EXISTING. 14.1' IS PROPOSED.
- CHAPTER 190-121 G (3). MAXIMUM DRIVEWAY WIDTH. 20.00' IS PERMITTED (20% OF LOT WIDTH). 24.0' IS PROPOSED.

PART IV B:

THE VARIANCES MAY BE GRANTED AS THE PROPOSED DEVELOPMENT WILL GREATLY IMPROVE A PROPERTY THAT IS IN AN ADVANCED STATE OF DISREPAIR. FURTHER REASONS ARE AS FOLLOWS:

- FRONT YARD SETBACK AT ELLINGTON ROAD. THE PROPOSED SECOND FLOOR WALL IS SET BACK SLIGHTLY FROM THE EXISTING EXTERIOR FRONT WALL AT THE FIRST FLOOR LEVEL.
- FRONT YARD SETBACK AT MIDWOOD ROAD. THE PROPOSED SETBACK IS MEASURED TO THE SIDE WALL OF THE PROPOSED GARAGE WHICH IS FOR THE MOST PART A ONE STORY STRUCTURE EXCEPT FOR THE PROPOSED CLOSET SPACE AT THE SECOND FLOOR. AT PRESENT THERE IS NO GARAGE ON THE PROPERTY. THE GARAGE WILL PROVIDE FOR AN ENCLOSED PARKING SPACE AS REQUIRED BY 190-121 A (1).
- COVERAGE BY ABOVE GRADE STRUCTURES. THE PROPOSED GARAGE AND DECK PROVIDE FUNCTIONAL AND AESTHETIC IMPROVEMENTS TO THE HOME THAT OUTWEIGH THE POTENTIAL DETRIMENTS FOR THE EXCESS COVERAGE WHICH CAN BE CONSIDERED DE MINIMIS. FURTHER, A STORMWATER CHAMBER IN ACCORDANCE WITH THE VILLAGE'S ENGINEERING REGULATIONS WILL CONTROL STORMWATER SHED FROM THE PROPOSED NEW FIRST FLOOR ROOF AREAS. AT PRESENT NO SUCH CONTROLS EXIST.
- REAR YARD SETBACK. THE EXISTING REAR YARD SETBACK IS TO BE MAINTAINED. THE NORTHERLY GABLE WALL WILL BE INCREASED IN OVERALL AREA BUT WILL NOT ENCROACH FURTHER INTO THE SETBACK.
- MAXIMUM DRIVEWAY WIDTH. THE WIDTH AT THE SIDEWALK (14.0') IS CONFORMING. THE PROPOSED DRIVEWAY WIDTH IN FRONT OF THE HOUSE (24.0') WILL PROVIDE FOR SIDE BY SIDE PARKING OF VEHICLES AND WILL LESSEN THE REQUIREMENT FOR "JOCKEYING", WHICH IS A BENEFIT CONSIDERING THE PROPERTY'S LOCATION AT THE INTERSECTION OF TWO STREETS.

END OF ATTACHMENT



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

Joe Bruno

From: Vico Sanchez <vicosanchez2@gmail.com>
Sent: Tuesday, July 22, 2025 7:35 AM
To: Joe Bruno
Subject: Certification of taxes for 697 Ellington rd



VILLAGE OF RIDGEWOOD

131 N Maple Ave
Ridgewood, NJ 07450-3287

201-670-8800 Ext 3011
201-670-8832 Fax
www.townofridgewood.com

CERTIFICATION OF TAXES & ASSES

Date: 7-21-25

Block: 4607 lot: 24

Owner: Claudia Sanchez

Property Location: 697 ELLINGTON

Please be advised that of this date there:
(Check one)

ARE

ARE NOT

Delinquent property taxes or delinquent assessments for imp
above referenced property.



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

FLOOD INSURANCE RATE MAP INFORMATION / CRS-320

The property located at 6917 Ellington Road, also known as Block 4607 Lot 24 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: 7 / 21 /2025

 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: 697 Ellington Road, also
 known as BLOCK 4607 LOT 24

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, 7/21/2025
 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

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 4607, LOT 24, 697 Ellington 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 Wondurum 7/21/25
Signature of Planning Board Secretary

Zoning Board action on: September 9, 2008

- 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 Wondurum 7/21/25
Signature of Zoning Board Secretary

VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT

OFFERED BY:

SECONDED BY:

IN THE MATTER OF THE APPLICATION OF
CKH INDUSTRIES

WHEREAS, CKH INDUSTRIES, of 170 Gregg Street, Lodi, New Jersey (hereinafter referred to as the "Applicant") has filed an application with the Zoning Board of Adjustment of the Village of Ridgewood (hereinafter referred to as the "BOARD") for variance relief to permit the construction of a three season sunroom and deck which will result in a front yard setback on Midwood Road of 33.3 feet to the deck where 40 feet is the minimum required and a rear yard setback of 15.7 feet to the steps and 18.7 feet to the sunroom where 30 feet is the minimum required for both at 697 Ellington Road, Ridgewood, New Jersey and shown on the Tax Map as Block 4607, Lot 24 (hereinafter referred to as the "Property"); and

WHEREAS, the Applicant is requesting relief from Section 190-104E(2) &(5) of the Ridgewood Village Code; and

WHEREAS, Notice of the Application was published and served in accordance with Municipal Land Use Laws of the State of New Jersey; and

WHEREAS, a public hearing was held on August 12th, 2008, as it pertains to the variance application; and

WHEREAS, the BOARD by voice voted granted the variance relief sought by the Applicant; and

WHEREAS, in consideration of the testimony, statements, and documents submitted during the course of the public hearing, the BOARD made the following findings of fact:

1. The owner of the property is Eileen Rispoli. The property is located in the R-2 Zone.
2. There currently is a single family dwelling unit on the property. To the rear of the property is a concrete patio. There previously was an awning over the concrete patio that has been removed.
3. The Applicant proposes to replace the concrete patio with a three season sunroom with a small deck attached to it for entry and exit into the sunroom. The proposed structure is 11 feet by 29 feet 10 inches.
4. The property is a corner lot being located at the corner of Ellington Road and Midwood Road. By virtue of the Applicant's proposal, there would be a setback in the front yard on Midwood Road of 33.3 feet to the deck area where 40 feet is required. There would also be a rear yard setback of 15.7 feet to the additional steps from the sunroom and 18.7 feet to the actual sunroom where 30 feet is required.
6. The BOARD recognizes that currently there is a patio in the area where the sunroom would be installed and in essence, the room itself is smaller than the area currently occupied by the concrete patio. The BOARD has determined that there is already an infringement in the front yard with an existing front yard of 20.41 feet. By virtue of the Applicant's proposal, the main addition will be 35.42 feet for front yard setback and 33.3 feet to the deck. Therefore, the Applicant's proposal is not exacerbating the existing conditions.

7. The BOARD has determined that the proposal by the Applicant is modest and based upon the configuration and location of the house on the corner lot, the unique conditions of the location of the home and the replacement of the sunroom over a patio area provides a basis for the variance relief requested.
8. The BOARD recognizes that the addition will be screened sheltered by the fence and shrubs that exist and will not infringe upon the streetscape of the area.
9. The BOARD has determined that there will be no negative impact to the zoning element or zone plan of the Village of Ridgewood in this instance. To the contrary, the property can accommodate the sunroom as proposed.

NOW THEREFORE, BE IT RESOLVED, on this 9th day of September 2008 by the Zoning Board of Adjustment of the Village of Ridgewood that the request for variance relief by the Applicant is hereby GRANTED subject to the following conditions:

1. The Applicant shall abide by all of the stipulations set forth in the findings of fact.
2. The Applicant shall construct the three season sunroom in accordance with the exhibits entered into evidence during the course of the hearing and submitted with the application.
3. All construction shall be completed in accordance with all ordinances and building requirements of the Village of Ridgewood, the Uniform Construction Code of the State of New Jersey, and in accordance with the instructions of the Construction Official of the Village of Ridgewood.
4. Applicant is required to obtain a building permit, post all necessary fees and costs with Village of Ridgewood prior to any construction.

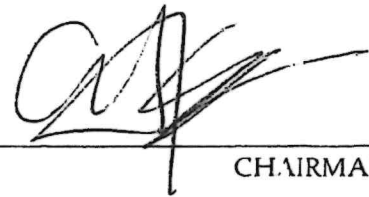
5. The variance relief granted by this Resolution applies only to such variance request as depicted in this Resolution.
6. Applicant shall comply with any applicable provisions of the affordable housing growth share obligation pursuant to Village Code, Ordinances and law pertaining to affordable housing. No building permits shall be issued until Applicant's growth share obligation, if any, has been determined by the Village and its representative in accordance with applicable Village regulations, Ordinances and directives pertaining to affordable housing and obligations related hereto.
7. Applicant shall comply with the terms of Village Ordinance #2802 relating to mandatory development fees to fund affordable housing (see Section 145-8), if applicable. The Applicant shall comply with all applicable Village regulations, Ordinances and directives pertaining to affordable housing and obligations related thereto.
8. In accordance with Ridgewood Village Ordinance 190-36a, the variance approval set forth herein shall expire unless the required building permits associated with said variance approval are obtained within one year of the date of the adoption of a Resolution or memorializing Resolution of approval or within one year of the date that all conditions precedent of approval, if any, have been satisfied, whichever occurs later.

ADOPTED:

ATTESTED:



SECRETARY



CHAIRMAN

BEW:ljf

:ljf.mydocs.ridgewood.CKH.Industries