

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 I, Claudia Sanchez, residing at 697 Ellington 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), (5) and (10); and 190-119G(3) Article X of the Ridgewood Village Code to permit the construction of second story addition which would result in a front yard setback on Ellington Road of 31.75 feet where 40 feet is the minimum required, and would maintain a rear yard setback of 14 feet where 30 feet is the minimum required; and for the construction of a garage addition with a second floor and deck which would result in a front yard setback on Midwood Road of 27.2 feet where 40 feet is the minimum required, and would result in total coverage by above grade structures of 21.95% where 20% is the maximum permitted; and a variance will be required for the proposed driveway width of 24 feet where 17 feet is the maximum permitted for the property located at 697 Ellington Road, Ridgewood, New Jersey and shown on the Tax Map of the Village of Ridgewood as Block 4607, Lot 24. 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 October 14, 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.

Claudia Sanchez
607 Ellington Road
Ridgewood, NJ 07450