

## APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED: **RECEIVED JUL 17 2025** BLOCK(S): 2802 LOT(S): 16

ADDRESS OF SUBJECT PROPERTY: 257 Greenway Rd

APPLICANT NAME: Yoon APPLICATION NO.: 23125-24

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	\$200	\$2,000
<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)		
<b>TOTAL</b>	<b>\$200</b>	<b>\$2,000</b>

*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 Jisoo Suzy Yoon
- B. Applicant's Mailing Address 257 Greenway Road
- C. Applicant Telephone No. \_\_\_\_\_ If unlisted, check here
- D. Applicant Email \_\_\_\_\_
- E. Applicant's Attorney Name N/A
- F. Applicant's Attorney Address N/A
- G. Attorney Telephone No. N/A Attorney Email N/A
- H. Property Owner's Name Jisoo Suzy Yoon and Paul Kang
- I. Property Owner's Mailing Address \_\_\_\_\_
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)  
Owner

**PART II. EXISTING PROPERTY INFORMATION**

- A. Street Address of Property to be Developed 257 Greenway Road
- B. Tax Map Block Number(s) 2802 Lot Number(s) 16
- C. Zone District(s) R-110
- 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.  
\_\_\_\_\_

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.).

The current lot (22,498 sf) includes one 2-1/2 story dwelling structure (2,357 sf), in-round pool with stone covered surface and wood deck (1,984 sf), asphalt driveway on the side of the house down to the back (3,462 sf) and a storage shed (197 sf). The total lot coverage is 8,000 sf, which is about 35.56% of the lot area.

### 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).

Propose work on the property:

- New circular driveway in the front yard of the property, which will be paved with asphalt and bordered with Belgian block curbing and additional paved surface in the back (extension of ex'g driveway)
- Existing curb cut, currently serving the existing driveway, will remain and one new 12-foot curb cut is proposed, which will include a new concrete apron.

We are seeking approval on the following items:

- With proposed circular driveway and additional paved surface, the total lot coverage will be 10,249 sf, which will exceed the maximum lot coverage (40% of the lot area but maximum 8,750 sf)

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

With proposed circular driveway in the front yard and additional paved surface in the back on the property, it will violate *Chapter 190-119 Section H(1) Maximum improvement coverage of total lot.*

With proposed circular driveway, the total lot coverage will be 10,249 sf, which will exceed the maximum lot coverage (40% but maximum 8,750 sf )

- 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); or see attached "C" variance criteria)
- "D" Variance (see §190-34G(1)(a), (b) and (c))



Jisoo Suzy Yoon  
257 Greenway Road  
Ridgewood, NJ 07450  
[jisoo.suzy.yoon@gmail.com](mailto:jisoo.suzy.yoon@gmail.com)  
201-602-4224

July 15, 2025

To:  
Village of Ridgewood  
Board of Adjustment

Subject: Request for Variance to Allow Circular Driveway and Additional Paved Surface

Dear Board of Adjustment,

I am writing to respectfully request a variance to allow the installation of a circular driveway in the front yard of our property at 257 Greenway Road and add an additional paved surface in the back. The proposed driveway and additional paved surface would exceed the allowable site coverage as defined by the current zoning code.

The primary reason for this request is to improve accessibility and safety for my family. I suffer from a chronic back condition that required surgery several years ago, and I am under medical guidance to avoid lifting heavy items. My husband also has a congenital heart condition that can be aggravated by physical exertion, including lifting.

Currently, our existing driveway slopes downward from the street and the front entrance of the house, making the walk from the car to the front entrance both physically taxing and, at times, hazardous—especially in inclement weather. A circular driveway would allow us to park closer to the front entrance of our home and reduce the need to carry heavy items up the slope.

Recently, our parked car—legally situated on the street directly in front of our home—was struck by a vehicle traveling down Greenway Road. The impact was severe enough that our car was totaled. Although Greenway Road is a relatively wide and quiet local street, this incident has made us extremely uneasy about parking our vehicles on the street.

Beyond the medical necessity, practical convenience and safety benefits, we believe a well-designed circular driveway with proper landscaping and curbing will enhance the overall functionality and aesthetic appeal of the property. Several nearby homes currently feature circular driveways and are situated on streets with comparable or lighter traffic flow than Greenway Road:

401 Mountain Avenue  
425 Mountain Avenue  
367 Mountain Avenue  
288 McKinley Place  
300 McKinley Place

We understand and respect the importance of maintaining neighborhood character and adherence to zoning regulations, and we are committed to ensuring that the driveway is constructed with quality materials and in a manner that is in keeping with the aesthetics of the community.

We kindly ask the Board to consider our request given these personal circumstances and the practical improvements this modification would bring to our property.

Thank you very much for your time and consideration.

Sincerely,  
Jisoo Suzy Yoon



# VILLAGE OF RIDGEWOOD

131 North Maple Avenue  
Ridgewood, New Jersey, 07451

## Building Department

(201) 670-5500

(201) 670-5549

July 30, 2025

Ms. Jisoo Yoon  
Mr. Paul Kang  
257 Greenway Road  
Ridgewood, N.J. 07450

Re: Block 2802 Lot 16  
257 Greenway Road

Dear Ms. Yoon & Mr. Kang:

A review of your application for a zoning permit regarding 257 Greenway Road, (R-110 zone) has been made. It is the opinion of the undersigned that a variance must be obtained from the Board of Adjustment for the installation of a circular driveway which would result in total coverage by improvement of 45.68%/10,248 square feet where 40%/8750 square feet is the maximum permitted.

Under the provisions of § 190-119H(1) Article X of the Ridgewood Village Code, "Maximum improvement coverage of total lot: 14,000 to 24,999 square feet – 40%, but not above 8,750 square feet".

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

Sincerely,

Paola G. Perez  
Assistant Zoning Officer

PGP



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: 257 Greenway Road, also

known as BLOCK 2802 LOT 116

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, 5/20/2025  
 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](mailto:jwondergem@ridgewoodnj.net)



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 257 Greenway Road, also known as Block 2802 Lot 16 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: 5/20/2025 Christopher J. Rutishauser for/  
Christopher J. Rutishauser, PE, CPWM  
Director of Public Works/Village Engineer

**CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION**

BLOCK 2802, LOT 16, 257 Greenway 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 Anderson 5/20/25  
Signature of Planning Board Secretary

Zoning 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 zoning board applications for this property address.

Jane Anderson 5/20/25  
Signature of Zoning Board Secretary



# VILLAGE OF RIDGEWOOD

131 N. Maple Ave.  
Ridgewood, NJ 07450-3287

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201-670-5500 Ext 5511  
201-670-5532 Fax  
taxcollector@ridgewoodnj.net

Tax Collectors Office

## CERTIFICATION OF TAXES & ASSESSMENTS

Date: 3/20/25

Block: 2802 Lot: 116

Owner: Yoon, Jisoo & Kang, Paul

Property Location: 257 Greenway Rd

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

ARE

ARE NOT

Delinquent property taxes or delinquent assessments for improvements due on the above referenced property.

VILLAGE OF RIDGEWOOD  
FINANCE DEPARTMENT

MAR 20 10 41 AM '25

Village of Ridgewood  
Tax Collector's Office  
(201)670-5500 EXT. 5511

# Survey Affidavit

STATE OF NEW JERSEY  
COUNTY OF

} SS:

say(s) under oath:

1. **Representations.** If only one person signs this Affidavit, the word "we" shall mean "I." The statements in this Affidavit are true to the best of our knowledge, information and belief.
2. **Property.** We are the present owners (or duly authorized officers, partners, or members of the present owner), of Property located at 257 Greenway Road (called this "Property") which we now \_\_\_\_\_ to.
3. **Survey.** We have examined the attached survey of this Property dated 8/14/2023 made by Schmidt Surveying.
4. **No Change.** The survey shows this Property in its present condition. There have been no changes in the boundary lines of this Property. There have been no changes in the principle building, accessory building, fences, driveway, sidewalks, patios, decks. There has been no installation of any new improvements such as a shed, patio, deck, relocation of sidewalk, patios or decks.
5. **Reliance.** We are aware that the Village of Ridgewood, Zoning Board of Adjustment will rely on the truthfulness and the statements made in this Affidavit in connection with the Variance Application that is submitted to the Zoning Board of Adjustment of the Village of Ridgewood.

Signed and sworn to before me on (date)

6/16/2025



VILLAGE OF RIDGEWOOD  
ZONING BOARD OF ADJUSTMENT

Owner: Jisoo Suzy Yoon

Property Address: 257 Greenway Road, Block 2802, Lot 16

I am the Owner of the above referenced property. I have consented to the submission of a Land Use Application to the Zoning Board of Adjustment of the Village of Ridgewood.

I hereby grant permission for Zoning Board of Adjustment Members and any of its Professionals and Experts, to enter the property for purposes of inspection in relation to the Land Use Application that I have submitted.

Dated: 6/16/2025

  
Owner

**ZONING COMPLIANCE TABLE - VILLAGE OF RIDGEWOOD  
SINGLE-FAMILY OR TWO FAMILY DWELLING - NO SUBDIVISION**

The following table is to be completed for applications seeking a zoning permit or variance for a single-family or two-family dwelling. Note that this table is NOT intended for use with subdivision applications, which require additional information. If the proposal is not regulated by any or all of the conditions in the table, then the Zoning Officer may waive the requirement to complete some or all of the table.

BLOCK 2802 LOT 16 ZONE R-110 CORNER LOT? Yes  No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) <sup>1</sup>	19,250 ft	22,350 ft	N/A	Y
Lot area (sq. ft.) w/in [ 175 ] feet of front lot line	19,250 ft	22,350 ft	N/A	Y
Min. lot width at min. front yard setback (feet) <sup>2</sup>	110 ft	150 ft	N/A	Y
Min. front yard setback, principal building (feet) <sup>3</sup>	40 ft	50 ft	N/A	Y
Min. each side yard setback, principal building (feet) <sup>3, 4</sup>	15 ft or 2/3 of Bldg Hgt	28 ft and 50 ft	N/A	Y
Min. total both side yard setbacks, principal building (feet) <sup>3, 4, 5</sup>	33% of lot width at min front yard	78 ft	N/A	Y
Min. rear yard setback, principal building (feet) <sup>3</sup>	40 ft	63 ft	N/A	Y
Max. building height, principal building (feet) <sup>6</sup>	35 ft	35 ft	N/A	Y
Max. building height, principal building (stories) <sup>7</sup>	2-1/2	2-1/2	N/A	Y

**Coverage by Above-Grade Structures**

Max. coverage <sup>8</sup>	(percent)	20 %	11.38 %	N/A	Y
	(sq. ft.)	3,850 sf	2,554 sf	N/A	Y
Max. coverage within [ 175 ] feet of front lot line <sup>8, 9</sup>	(percent)	20 %	11.38 %	N/A	Y
	(sq. ft.)	3,850 sf	2,554 sf	N/A	Y

**Coverage by All Improvements**

Max. coverage <sup>10</sup>	(percent)	40 %	35.63 %	45.56%	N
	(sq. ft.)	40% but max 8,750 sf	8,000 sf	10,249 sf	N
Max. coverage within [ 175 ] feet of front lot line <sup>9, 10</sup>	(percent)	40 %	35.63 %	45.56%	N
	(sq. ft.)	40% but max 8,750 sf	8,000 sf	10,249 sf	N

**Gross Building Area - Principal Buildings**

Max. gross building area <sup>11</sup>	(percent)	24 %	16.94 %	N/A	Y
	(sq. ft.)	4,620 sf	3,805 sf	N/A	Y
Max. gross building area within [ 175 ] feet of front lot line <sup>9, 11</sup>	(percent)	24 %	16.94 %	N/A	Y
	(sq. ft.)	4,620 sf	3,805 sf	N/A	Y

**Gross Building Area - Accessory Buildings**

Max. gross building area <sup>11</sup>	(percent)	6 %	0.88 %	N/A	Y
	(sq. ft.)	962 sf	962 sf	N/A	Y
Max. gross building area within [ 175 ] feet of front lot line <sup>9, 11</sup>	(percent)	6 %	0.88 %	N/A	Y
	(sq. ft.)	962 sf	962 sf	N/A	Y