

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, Mary Wynn Seiter, residing at 179 Lincoln Avenue, 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 190-104E(1),(10), (11), 190-119H(1), (2) and 190-119C(1)(b) Article X of the Ridgewood Village Code to permit the construction of a second floor addition, rear covered porch and new detached garage which would result in a building height for the addition of 32 feet, where 30 feet is the maximum permitted; coverage by above structures for the total lot of 24.6%, where 20% is the maximum permitted, and coverage by above grade structures within 140 feet of the front lot line of 24.3%, where 20% is the maximum permitted; coverage by improvements for the whole lot of 45.9%, where 45% is the maximum permitted, and coverage by improvements within 140 feet of the front lot line of 49.9%, where 45% is the maximum permitted; and an accessory structure with a building height of 17.5 feet, where 15 feet is the maximum permitted for the property located at 179 Lincoln Avenue, Ridgewood, New Jersey and shown on the Tax Map of the Village of Ridgewood as Block 2301, Lot 13, in an 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 November 25, 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.

Mary Wynn Seiter
179 Lincoln Avenue
Ridgewood, NJ 07450