

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, Ellen Storms, residing at 68 North Van Dien 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 190-102E(3), (5) and (11); 190-119A(1)(a), 190-119J and 190-124S(2) Article X of the Ridgewood Village Code to permit the construction of a one story addition which would result in a side yard setback of 9.5 feet where 18.67 feet is the minimum required and for the construction of a second story addition which would maintain a front yard setback on North Van Dien Avenue of 35.5 feet where 45 feet is the minimum required, and would maintain a rear yard setback of 27.16 feet where 30 feet is the minimum required, total coverage by above grade structures within 140 feet of the front lot line of 22.4% where 20% is the maximum permitted, total gross building area of 32.9% where 29% is the maximum permitted, gross building area within 140 feet of the front lot line of 38.4% where 32% is the maximum permitted, and a side yard setback to the patio of 3 feet where 10 feet is the minimum required for the property located at 68 North Van Dien Avenue, Ridgewood, New Jersey and shown on the Tax Map of the Village of Ridgewood as Block 3612, Lot 16, in an R-1 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 December 9, 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.

Ellen Storms
68 North Van Dien Avenue
Ridgewood, NJ 07450