



VILLAGE OF RIDGEWOOD

131 North Maple Avenue
Ridgewood, New Jersey, 07451

Building Department

(201) 670-5500

(201) 670-5549

September 5, 2025

Mark Donoghue
151 N. Walnut St.
Ridgewood, N.J. 07450

Re: Block 2011 Lot 18
151 North Walnut Street

Dear Mr. Donoghue

A review of your application for a building permit regarding 151 North Walnut Street, (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 demolition of the existing garage and construction of new garage which would result in coverage by improvements on the whole lot of 52.6%, where 45% is the maximum permitted and 59.5% exists; and coverage by improvements within 140 feet of the front lot line of 52.7%, where 45% is permitted and where 59.3% exists; and would result in a height of 18 feet where 15 feet is the maximum permitted.

Under the provisions of § 190-119C(1)(b){3} and 190-119H(1) and (2) Article X of the Ridgewood Village Code, "The pitch of any roof greater than 15 feet high is at least 8:12 (eight inches vertical for every 12 inches horizontal)"; "Maximum improvement of total lot – 0 to 13,999 sf – 45%, but not above 5,600 square feet"; "Maximum improvement coverage of lot area within 140 feet of front lot line – 0 to 13,999 sf – 45%, but not above 5,600 square feet."

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

Sincerely,

Paola G. Perez
Assistant Zoning Officer

PGP