

APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
RECEIVED OCT 17 2025		
DATE RECEIVED: _____	BLOCK(S): <u>1404</u>	LOT(S): <u>21</u>
ADDRESS OF SUBJECT PROPERTY: <u>757 Hillcrest Road</u>		
APPLICANT NAME: <u>Killian</u>	APPLICATION NO.: <u>ZBA 25-43</u>	

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	400 -	2000 -
<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)		
TOTAL		

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 Henry & Meghan Killian
- B. Applicant's Mailing Address 757 Hillcrest Road, Ridgewood, New Jersey 07450
- 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 Henry & Meghan Killian
- I. Property Owner's Mailing Address 757 Hillcrest Road, Ridgewood, New Jersey 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
N/A

PART II. EXISTING PROPERTY INFORMATION

- A. Street Address of Property to be Developed 757 Hillcrest Road, Ridgewood, New Jersey 07450
- B. Tax Map Block Number(s) 1404 Lot Number(s) 21
- C. Zone District(s) R-1
- 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.

Not to our knowledge.

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.).

- Existing 2-1/2 Story Framed Dwelling
- Existing Front Steps, Front Walkway and Rear Steps
- Existing Detached Garage and Driveway.
- Existing Rear Patio & Rear/Side Walkways
- Existing A/C Units

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.

- Proposed 2-Story Addition towards Rear
- Proposed 2nd Story Addition towards Rear
- Proposed Front Open Porch
- Proposed Rear Landings & Steps
- Proposed Front Walkway, Driveway Extension and Rear Patio
- Proposed Cellar Door, Generator and New A/C Units
- Removal of Existing Patio, Rear Walkways and Rear Steps

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):

§ 190-102-E.-(1) - Maximum Building Height

§ 190-102-E.-(3) - Minimum Side Yard Setback (Left-Side)

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))
- "D" Variance (see §190-34G(1)(a), (b) and (c))

See Attachment #1

Attachment #1
Variance Application – The Killian Residence – R-1
757 Hillcrest Road, Ridgewood, New Jersey

General Description

We are seeking the approval of a series of additions/modifications to the property located at 757 Hillcrest Road, Ridgewood, New Jersey. The proposed project includes:

- Proposed 2-Story Addition towards Rear to accommodate a New Kitchen and Mudroom on the First Floor and a Primary Bedroom and Primary Bathroom on the Second Floor
- Proposed Front Open Porch
- Proposed Rear Landings & Steps from Kitchen and Mudroom to Backyard
- Proposed Front Walkway, Driveway Extension to widen Driveway and New Rear Patio
- Proposed Cellar Door, Generator, and new A/C Units
- Removal of Existing Rear Patio, Rear Walkways and Rear Steps

The proposed additions/alterations conform to all Setback, Height and Area requirements except for the Maximum Building Height and Minimum Side Yard Setback on the left-side:

(V1) - Section 190-102-E.-(1) – Maximum Building Height - Where a maximum of 30.0 Feet is allowed, 31.25 Feet is proposed to the peak of the proposed addition. This building height will match the existing non-conforming volume that is being extended and is 1.16 Feet below the non-conforming highest ridge at 32.41 Feet.

(V2) – Section 190-102-E.-(3) – Minimum Side Yard Setback (Left-Side) - Where a minimum of 21.61 Feet is required to the Principal Dwelling, 14.1 Feet is proposed to the Rear Addition and 13.88 Feet is proposed to the Front Open Porch Addition, a difference of 7.51 Feet and 7.73 Feet respectively. These additions will align with the existing non-conforming dwelling. Where a minimum of 10.0 Feet is required to the Cellar Door, 7.75 Feet is proposed, a difference of 2.25 Feet. Where a minimum of 10.0 Feet is required to the Generator, 9.0 Feet is proposed, a difference of 1.0 Feet. And where a minimum of 10.0 Feet is required to A/C Units, 9.0 Feet is proposed, a difference of 1.0 Feet. These supplemental additions will be placed towards the left of the existing non-conforming dwelling.

We are applying for a C-1 variance to seek relief from the Zoning Ordinance based on the following Hardships:

Hardships:

1. Non-conforming Location of Existing Dwelling

- The existing dwelling is non-conforming with respect to the required left-side yard setback.
- As a result, any addition aligned with the dwelling on this side will require a variance.
- This non-conformity also creates practical constraints for locating supplemental features such as a cellar door, house generator, or A/C units.
- Considering the current layout, functional flow, and volumetric characteristics of the home, aligning additions on the left side is the most logical choice from both spatial and aesthetic perspectives.
- Locating the A/C units and generator on the left side is necessary due to their proximity to the Basement, as the right-side slab-on-grade foundation cannot support this equipment.
- Similarly, the cellar door is optimally placed on the left side to provide a direct connection to the new Basement.
- If the existing dwelling were shifted to the right, all proposed additions could fit entirely within the allowable building footprint, and none of the supplemental features would require a variance.

2. Substandard Lot Width

- Where a minimum of 100.0 Feet is required in the R-1 Zone, this property is substandard at only 80.0 Feet, a difference of 20.0 Feet.
- This reduction of 20.0 Feet means the required side yard setbacks are much more imposing on the lot when compared to conforming properties in the zone.
- The largest side yard setback variance requested is for 7.51 Feet, which is substantially less than the 20.0 Feet reduction in Lot Width.
- If the lot met the required 100.0' width, there would likely be additional space on both sides of the existing dwelling, potentially eliminating the need for a variance.

3. Non-conforming Existing Building Height

- The existing roof volume proposed to be extended to accommodate the 2-story addition has a non-conforming Building Height of 31.25 Feet, where a maximum of 30.0 Feet is permitted.
- Although non-conforming, this proposed height is lower than the highest existing roof ridge, which measures 32.41 Feet.
- Aligning the new addition with the existing roof volume is the most practical solution from structural, aesthetic, and cost perspectives.
- If the existing roof volume were conforming to the maximum height requirement, no variance for the addition would be necessary.
- It is important to note that only a very small triangular portion of the new roof volume exceeds the height limit. The proposed roof pitch of approximately 15"/12" is relatively steep, which helps to visually reduce any sense of height or bulk.

Given these hardships, we argue that the proposal **does not impair the intent of the zoning ordinance**, which seeks to control overbuilding and protect the neighborhood, **nor does the requested deviation create any detriment to neighboring properties or the surrounding community**. The proposal is limited to what is necessary to provide essential programmatic spaces for the dwelling in the most spatially and cost-efficient manner.

PART V. SIGNATURES AND AUTHORIZATIONS

The undersigned applicant and owner do hereby certify that all the statements contained in this application are true to the best of their knowledge.

The undersigned applicant and owner agree that if any of the information presented in this application changes prior to the issuance of any permits by the Village for the subject application, I/we will promptly notify the Board of such changes prior to the issuance of such permits.

The undersigned applicant and owner consent to the entering and inspection of the subject premises by the Board and its staff as necessary for the review of this application.

The undersigned agree to keep current all escrow accounts for review of this application and to pay any outstanding balances.

Henry R. Killian

HENRY R. KILLIAN

Applicant/Appellant

10/17/2025

Date

Henry R. Killian

HENRY R. KILLIAN

Owner

10/17/2025

Date

**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 1404 LOT 21 ZONE R-1 CORNER LOT? Yes No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE	
Min. lot area (square feet) ¹	14,000 SF	12,023 SF	NO CHANGE	NO	(E)
Min. lot width at min. front yard setback (feet) ²	100.0'	80.0'	NO CHANGE	NO	(E)
Min. front yard setback, principal building (feet) ³	40.0'	45.3' TO HOUSE	49.85' TO HOUSE 43.3' TO PORCH	YES	
Min. each side yard setback, principal building (feet) ^{3, 4}	21.61'	14.0' (LEFT) 22.64' (RIGHT)	13.88' (LEFT) N.C. (RIGHT)	NO	(V2)
Min. total both side yard setbacks, principal building (feet) ^{3, 4, 5}	26.4'	36.64'	36.52'	YES	
Min. rear yard setback, principal building (feet) ³	30.0'	53.96'	NO CHANGE	YES	
Max. building height, principal building (feet) ⁶	30.0'	32.41'	31.25'	NO	(V1)
Max. building height, principal building (stories) ⁷	2 1/2	2 1/2	NO CHANGE	YES	

Coverage by Above-Grade Structures

Max. coverage ⁸	(percent)	20%	14.07%	18.05%	YES
	(sq. ft.)	2,404.6 SF	1,692 SF	2,170 SF	YES
Max. coverage within [140] feet of front lot line ^{8, 9}	(percent)	20%	14.35%	18.62%	YES
	(sq. ft.)	2,240 SF	1,607 SF	2,085 SF	YES

Coverage by All Improvements

Max. coverage ¹⁰	(percent)	45%	35.12%	38.84%	YES
	(sq. ft.)	5,410.35 SF	4,223 SF	4,670 SF	YES
Max. coverage within [140] feet of front lot line ^{9, 10}	(percent)	45%	36.95%	40.94%	YES
	(sq. ft.)	5,040 SF	4,138 SF	4,585 SF	YES

Gross Building Area - Principal Buildings

Max. gross building area ¹¹	(percent)	32%	18.37%	24.29%	YES
	(sq. ft.)	3,847.36 SF	2,209 SF	2,920 SF	YES
Max. gross building area within [140] feet of front lot line ^{9, 11}	(percent)	32%	19.72%	26.07%	YES
	(sq. ft.)	3,584 SF	2,209 SF	2,920 SF	YES

Gross Building Area - Accessory Buildings

Max. gross building area ¹¹	(percent)	6.5%	3.76%	NO CHANGE	YES
	(sq. ft.)	781.5 SF	452 SF	NO CHANGE	YES
Max. gross building area within [140] feet of front lot line ^{9, 11}	(percent)	6.5%	3.28%	NO CHANGE	YES
	(sq. ft.)	728 SF	367 SF	NO CHANGE	YES



VILLAGE OF RIDGEWOOD

131 N. MAPLE AVENUE, RIDGEWOOD, NJ 07450

February 6, 2026

Henry & Meghan Killian
757 Hillcrest Rd
Ridgewood, N.J. 07450

Re: Block 1404 Lot 21
757 Hillcrest Road

Dear Mr. & Mrs. Killian:

A review of your application for a building permit regarding 757 Hillcrest Road, (R-1 zone) has been made. It is the opinion of the undersigned that a variance must be obtained from the Board of Adjustment for the construction of two-story and second story additions, open front porch, rear landing and steps, front walkway, extended driveway and rear patio, cellar door, generator and new a/c units which would result in a building height of 31.25 feet, where 30 feet is the maximum permitted, and side yard setback of 14.1 feet to the addition and 13.88 feet to the porch, where 21.61 feet is required; side yard setback to the cellar door of 7.75 feet and 9 feet to the generator and a/c units, where 10 feet is required.

Under the provisions of § 190-102E(1) (3); 190-124M(3) Article X of the Ridgewood Village Code, "Maximum building height: 30 feet."; "Minimum side yard: 2/3 the height of the principal building on the site or 15 feet, whichever is greater"; "Such equipment shall be set back at least 10 feet from any residential property line."

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

Sincerely,

Paola G. Perez
Assistant Zoning Officer
Technical Assistant to the Construction Official
Village of Ridgewood
201-670-5500 x2212
pperez@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. 2238
FAX: (201) 670-7305

FLOOD INSURANCE RATE MAP INFORMATION / CRS-320

The property located at 757 Hillcrest Rd, also known as Block 1404 Lot 21 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: 10/21 /2025 Christopher J. Rutishauser for/
Christopher J. Rutishauser, PE, CPWM
Director of Public Works/Village Engineer



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: 757 Hillcrest Road, also

known as BLOCK 1404 LOT 21

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, 10 / 21 / 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

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 1404, LOT 21, 757 Hillcrest Rd (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 Wondrym 10/21/25
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 Wondrym 10/21/25
Signature of Zoning Board Secretary