

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 We, Brian and Stephanie Zumbolo, residing at 55 Valley View 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 190-101E(3); 190-119H(1)(2) Article X of the Ridgewood Village Code to permit the construction of a box window which would result in a side yard setback of 18.5 feet, where 18 feet exists and 20.92 feet is required, and the construction of a new detached garage which would result in coverage by improvements within the first 175 feet, of 42.35%/10,081 square feet, where 40%/8,750 square feet is the maximum permitted; and would maintain total coverage by improvement of 38.35% where 35% is the maximum permitted for the Property located at 55 Valley View Avenue, Ridgewood, New Jersey and shown on the Tax Map of the Village of Ridgewood as Block 1916, Lot 9. The Property is in the R-110 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 March 24, 2026 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.

Brian and Stephanie Zumbolo
55 Valley View Avenue
Ridgewood, NJ 07450