

APPLICATION FORM

VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED: RECEIVED NOV 21 2019 BLOCK(S): 1105 LOT(S): 116

ADDRESS OF SUBJECT PROPERTY: 299 RICHARDS RD

APPLICANT NAME: Lodwick APPLICATION NO.: ZBA19-60

TYPE OF APPLICATION(S) - check all that apply	Application Fee(s)	Escrow Deposit(s)
<input type="checkbox"/> "C" Variance (§190-33) - \$200 per variance, max. \$1,000	210	800 Pd
<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 Julie Lodwick
- B. Applicant's Mailing Address 299 Richards Rd Ridgewood, NJ 07450
- C. Applicant Telephone No. 224-343-1189 If unlisted, check here ☐
- D. Applicant Email jules.schroeder@gmail.com
- E. Applicant's Attorney Name _____
- F. Applicant's Attorney Address _____
- G. Attorney Telephone No. _____ Attorney Email _____
- H. Property Owner's Name Lodwick
- I. Property Owner's Mailing Address 299 Richards Rd Ridgewood, NJ 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.) _____

PART II. EXISTING PROPERTY INFORMATION

- A. Street Address of Property to be Developed 299 Richards Rd Ridgewood
- B. Tax Map Block Number(s) 1105 Lot Number(s) 110
- C. Zone District(s) R1
- 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.

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.).

Single Family home

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).

Roof alterations to match existing

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):

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))

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.


Applicant/Appellant

11/20/19
Date


Owner

11/20/19
Date

Survey Affidavit

STATE OF NEW JERSEY
COUNTY OF _____

} SS:

say(s) under oath:

1. **Representations.** If only one person signs this Affidavit, the word "we" shall mean "I." The statements in this Affidavit are true to the best of our knowledge, information and belief.

2. **Property.** We are the present owners (or duly authorized officers, partners, or members of the present owner), of Property located at 299 Richards Rd (called this "Property") which we now _____ to.

3. **Survey.** We have examined the attached survey of this Property dated _____ made by _____.

4. **No Change.** The survey shows this Property in its present condition. There have been no changes in the boundary lines of this Property. There have been no changes in the principle building, accessory building, fences, driveway, sidewalks, patios, decks. There has been no installation of any new improvements such as a shed, patio, deck, relocation of sidewalk, patios or decks.

5. **Reliance.** We are aware that the Village of Ridgewood, Zoning Board of Adjustment will rely on the truthfulness and the statements made in this Affidavit in connection with the Variance Application that is submitted to the Zoning Board of Adjustment of the Village of Ridgewood.

Signed and sworn to before me on (date)

**VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT**

Owner: Julie Lodwick

Property Address: 299 Richards Rd, Block 1105, Lot 16

I am the Owner of the above referenced property. I have consented to the submission of a Land Use Application to the Zoning Board of Adjustment of the Village of Ridgewood.

I hereby grant permission for Zoning Board of Adjustment Members and any of its Professionals and Experts, to enter the property for purposes of inspection in relation to the Land Use Application that I have submitted.

Dated: 11/20/19


Owner



VILLAGE OF RIDGEWOOD

131 N. Maple Ave.
Ridgewood, NJ 07450-3287

201-670-5500 Ext 511
201-670-5532 Fax
jarnott@ridgewoodnj.net

Jessica Arnott
Tax Collector

* CERTIFICATION OF TAXES *

Date: 11/21/19

Re: Block 1105 Lot 14

Owner: Lodwick, Mark + Julie

Location: 299 Richards Rd

Please be advised that taxes are paid through the 4th quarter 2019.

ja

There are/are no assessments for improvements confirmed against the property.

RIDGEWOOD TAX OFFICE
(201) 670-5500, EXT. 511



VILLAGE OF RIDGEWOOD
BERGEN COUNTY, NEW JERSEY
HISTORIC PRESERVATION COMMISSION

131 NORTH MAPLE AVENUE
RIDGEWOOD, NEW JERSEY 07450

PHONE: (201) 670-5500 x 238
FAX: (201) 670-7305

CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION

LOCATION OF PROPERTY: 299 Richards Rd, also

known as BLOCK 1105, LOT 16,

☒ 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 and the proposed improvements need variance relief.

☐ The property is located in a residential historic district described in the Historic Plan Element of the Master Plan and the proposed improvements need variance relief.

IF THE PROPERTY REFERENCED ABOVE REQUIRES REVIEW BY THE HPC, the property owner or applicant shall provide the HPC Secretary with **10 collated copies** of the proposed plan, photos, drawings, along with the completed HPC Application Permit. (Please request a review date from the Secretary at the time that you file the application.) The HPC office is located on the 3rd Floor within the Public Works Department, Division of Engineering.

The property owner and/or applicant are invited and encouraged 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.

Yendi Anderson for 11/12/2019
Yendi Anderson, HPC Secretary - date

For further information regarding review by the Historic Preservation Commission, please call or contact Yendi Anderson at (201) 670-5500 Ext: 238 or via email at: yanderson@ridgewoodnj.net.

VILLAGE OF RIDGEWOOD, VILLAGE HALL
Engineering Division, 131 North Maple Avenue

Date: 11/20/2019

Re: **Flood Insurance Rate Map Information/CRS-320**

To whom it may concern:

The property located at 299 Richards Rd, also known as Lot 16 in Block 1105 has been located on the Village's Flood Insurance Rate Map (FIRM). The following information is provided:

Ridgewood's community number is: **340067**

The property is located on panel number: 0069 Suffix: H

The date of the FIRM index is (circle one): September 30, 2005 (G) September 30, 2005 (H)

The Property is located in FIRM zone: (X) AE AE-L AE-F-L (Circle One)

The main building on the property:

_____ is located in a Special Flood Hazard Area. The base flood elevation at the property is: +/- _____ (NGVD 1929). 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. Flood insurance is available in Ridgewood and our rating is No. 7.

✓ _____ is not located in a Special Flood Hazard Area. However, the property may still be 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 on the FIRM. 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

Lowest Point Elevation - Listed As: N/A

Lowest Shingle Elevation - Listed As: N/A

First Floor Elevation - Listed As: N/A

Repetitive Loss Area - Listed As: N/A

Christopher J. Rutishauser for/
Christopher J. Rutishauser, PE, CPWM
Director of Public Works/Village Engineer

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 1105, LOT 16, 299 Richards Rd (STREET ADDRESS)

was the subject of:

Planning Board action on: 1957

☐ A resolution is attached.

☒ A resolution is not attached. (If no resolution is available, provide a short explanation.) minor subdivision approved in 1957

☐ There are no records of any planning board applications for this property address.

John Warden
Signature of Planning Board Secretary

Zoning Board action on: 7/16/62

☐ A resolution is attached.

☒ A resolution is not attached. (If no resolution is available, provide a short explanation.) Copy of index card

☐ There are no records of any zoning board applications for this property address.

John Warden
Signature of Zoning Board Secretary

BLOCK 1105, Lot 16

Application of William P. Brotherton, 299
Richards Road, to erect an addition to attached
garage which would extend approx. 12 feet into
required side yard -

GRANTED 7/16/62.