

APPLICATION FORM - ONE- OR TWO-FAMILY DWELLINGS

VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED: RECEIVED AUG 11 2021 BLOCK(S): 4010 LOT(S): 14

ADDRESS OF SUBJECT PROPERTY: 143 Brookside Ave.

APPLICANT NAME: Leventhal APPLICATION NO.: ZBA 21-22

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		
<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 Douglas Leventhal & Jessica Gorgo
- B. Applicant's Mailing Address 143 Brookside Avenue
- C. Applicant Telephone No. (347) 556-4321 If unlisted, check here ☐
- D. Applicant Email ddleventhal@gmail.com
- E. Applicant's Attorney Name None
- F. Applicant's Attorney Address None
- G. Attorney Telephone No. None Attorney Email None
- H. Property Owner's Name Same
- I. Property Owner's Mailing Address Same
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
Owner

PART II. EXISTING PROPERTY INFORMATION

- A. Street Address of Property to be Developed 143 Brookside Avenue
- B. Tax Map Block Number(s) 40 Lot Number(s) 14
- 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.
None

- 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.).

existing single family residence with detached garages

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 rear covered open porch

- 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 checked="" type="checkbox"/> Construction Code Official | <input type="checkbox"/> Other Municipality |
| <input checked="" 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-11- Lot Coverage within 140 feet

190-119-H-1 - Improved Lot Coverage over Total Lot

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.

Douglas Leventhal

8/10/2021

Applicant/Appellant

Date

Douglas Leventhal

8/10/2021

Owner

Date



VILLAGE OF RIDGEWOOD

131 North Maple Avenue
Ridgewood, New Jersey, 07451

Building Department

(201) 670-5500

(201) 670-5549

August 5, 2021

Mr. & Mrs. Douglas Leventhal
143 Brookside Avenue
Ridgewood, N.J. 07450

Re: Block 4010 Lot 14
143 Brookside Avenue

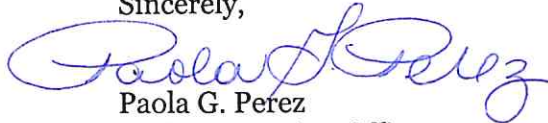
Dear Mr. & Mrs. Leventhal:

A review of your application for a building permit regarding 143 Brookside Avenue, (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 a open patio and covered patio which would result in total coverage by above grade structure of 20.2% where 20% is the maximum permitted and would result in total coverage by above grade structure, within 140 feet, of 24.4% where 20% is the maximum permitted and would result in total coverage by improvement of 46.6%/9168 sf where 40%/8750 sf is the maximum permitted and would result in total coverage by improvement of 43.9%, within 140 feet, where 45% is the maximum permitted.

Under the provisions of § 190-102E(10)(11) and § 190-119H(1) Article X of the Ridgewood Village Code, "Maximum coverage by above-grade structures: 20% of the land area of the lot"; "Maximum coverage by above grade structure located within 140 feet of the front lot line: 20% of the lot area within 140 feet of the front lot line"; "Maximum improved coverage of total lot: 0 to 13,999 - 45% but not above 5,600 square feet and 14,000 to 24,999 - 40%, but not above 8,750 square feet .

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

Sincerely,


Paola G. Perez
Assistant Zoning Officer

PGP



VILLAGE OF RIDGEWOOD

131 N. Maple Ave.
Ridgewood, NJ 07450

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

Mary Jo Gilmour
Tax Collector

CERTIFICATION REGARDING PAYMENT OF TAXES AND ASSESSMENTS

Date 5/13/21

Re Block 4010 Lot 14

Owner Douglas Leventhal

Location 143 Brookside Ave.

Please be advised that of this date there

 are (check one)

✓ are not se.

overdue or delinquent property taxes or assessments for improvements for the above referenced property.

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



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 240
FAX: (201) 670-7305

CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION

LOCATION OF PROPERTY: 143 Brookside Ave., also

known as BLOCK 4010 LOT 14

☐ 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, 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, 5/13 /2021
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: 240 or via email at: jwondergem@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. 238
FAX: (201) 670-7305

FLOOD INSURANCE RATE MAP INFORMATION / CRS-320

The property located at 143 Brookside Ave., also known as Block 4010 Lot 14
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: 5/13/2021 Christopher J. Rutishauser for/
Christopher J. Rutishauser, PE, CPWM
Director of Public Works/Village Engineer

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 4010, LOT 14, 143 Brookside Ave. (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.

[Signature] 5/13/21
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.

[Signature] 5/13/21
Signature of Zoning Board Secretary