

VILLAGE OF RIDGEWOOD
BOARD OF ADJUSTMENT
NOTICE OF HEARING

In compliance with the Zoning Ordinance of the Village of Ridgewood, NJ, notice is hereby served upon you to the effect that We, Steven Libenson and Elaine Divelbliss , residing at 41 Clinton 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 190-102-E-2, minimum front yard setback and 190-102-E-12, maximum gross building area over the total lot and 190-102-E-13, maximum gross building area located within the 140 feet of front lot line of Article X of the Ridgewood Village Code and propose to construct and enclose a front covered porch which will result in a front yard setback of 38.25 feet while 40 feet required and a gross building area over total lot of 26.8% / 5357 sq. ft. while 24% / 5000 sq ft maximum allowed and a gross building area within 140 ft of lot of 38.3% / 5357 sq. ft. while 29% / 4620 sq ft maximum allowed for the Property located at 41 Clinton Avenue, Ridgewood, New Jersey and shown on the Tax Map of the Village of Ridgewood as Block 2402 / Lot 18. The Property is in the R-1 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 September 14, 2021 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.

Steven Libenson & Elaine Divelbliss
41 Clinton Avenue
Ridgewood, New Jersey