

PROPERTY OWNERS NOTICE

Borough of Ridgewood  
Zoning Board of Adjustment  
Notice of Hearing

Pursuant to the provisions of the Municipal Code of the Village of **Ridgewood** and the provisions of N.J.S.A. 40:55D-12, notice is hereby given that **Karen McCann and Kevin McCann, owners of the property 236 Walthery Avenue, Ridgewood, New Jersey commonly known as also known as Block 3308. Lot 13 on the tax assessment map of the Village of Ridgewood pursuant to Section 190-99 of the Land Use Ordinance of the Borough of Ridgewood. The Property is in an R2 Zone.**

**The applicants sought relief with respect to a variance from Section 190-104E(10) requiring a maximum lot coverage of 20%. The applicants propose the construction of an above ground pool with dimensions of 177 square feet. The addition of the pool will result in an increase in the lot coverage from 27.8% to 30.6%. Applicant contends that denial of the application will present peculiar and practical difficulties or exceptional difficulties or undue hardship on the developer of the property.** The applicants also seek whatever other variances, permits, waivers, exceptions, deviations or approvals the Board deems to be required.

Notice is hereby given that a hearing on this appeal, which will be held on August 10, 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](http://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.

**Karen McCann  
Kevin McCann  
236 Walthery Avenue  
Ridgewood, New Jersey 07451**

