

VILLAGE OF RIDGEWOOD ZONING BOARD OF ADJUSTMENT
PUBLIC NOTICE OF HEARING

Address of property requiring variance: 329 Stilwell Place, Ridgewood, NJ 07450 In compliance with the Zoning ordinance of the Village of Ridgewood, NJ, notice is hereby served upon you to the effect that we, Joeretha and Jeffrey Cabranes, residing at 612 North Maple Avenue Unit 2, Hohokus, New Jersey, have filed an appeal to the Zoning Board of Adjustment of the Village of Ridgewood requesting variance relief from the provisions of Sections 190-104E(2), (3), (4), (10), (11), (12), (13) and 190-121G(3) Article X of the Ridgewood Village Code and propose the construction of a second story addition, a one story addition and expansion of the existing deck which would result in a side yard setback of 6.16 feet and 7 feet where 10 feet is the minimum required: would result in total aggregate side yards of 13.16 feet where 18.81 feet is the minimum required; would result in a front yard setback of 24.75 feet where 52.5 feet is the minimum required; would result in total coverage by above grade structures of 21.98% where 20% is the maximum permitted and would result in total coverage by above grade structures within 140 feet of the front lot line of 31.88%, where 20% is the maximum permitted; would result in total gross building area of 35.07% where 32% is the maximum permitted and would result in total gross building area within 140 feet of the front lot line of 50.86%, where 35% is the maximum permitted; and would result in a driveway width of 20 feet, where 11.4 feet is the maximum permitted for the property located at 329 Stilwell Place, Ridgewood, New Jersey and shown on the Tax Map of the Village of Ridgewood as Block 4103, Lot 12. The property is in the R2 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 November 30, 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.

Joeretha and Jeffrey Cabranes
612 North Maple Avenue Unit 2
Hohokus, NJ 07423