

APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
DATE RECEIVED: RECEIVED APR 23 2021	BLOCK(S): <u>2104</u>	LOT(S): <u>3.04</u>
ADDRESS OF SUBJECT PROPERTY: <u>175 Elmsley Court</u>		
APPLICANT NAME: <u>Jacobsen</u>		APPLICATION NO.: <u>ZBA 21-19</u>

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		
<input checked="" 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	\$1000	\$4000
<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 Richard Jacobsen
- B. Applicant's Mailing Address 175 Elmsley Ct
- C. Applicant Telephone No. 917.968.7571 If unlisted, check here ☐
- D. Applicant Email rjacobsen@occrick.com
- E. Applicant's Attorney Name _____
- F. Applicant's Attorney Address _____
- G. Attorney Telephone No. _____ Attorney Email _____
- H. Property Owner's Name Richard Jacobsen
- I. Property Owner's Mailing Address 175 Elmsley Ct
- 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 175 Elmsley Ct
- B. Tax Map Block Number(s) 2104 Lot Number(s) 3.04
- C. Zone District(s) R-125
- 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

15' utility easement at west side of property

- 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

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).

152 sq ft 1-story addition to existing single family residence

- 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):

190-119J(1)

- 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); or see attached "C" variance criteria)
- ☒ "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 _____ Date 4/21/21


Owner _____ Date 4/21/21



VILLAGE OF RIDGEWOOD

131 North Maple Avenue
Ridgewood, New Jersey, 07451

Building Department

(201) 670-5500

(201) 670-5549

August 5, 2021

Mr. Richard Jacobsen
175 Elmsley Court
Ridgewood, N.J. 07450

Re: Block 2104 Lot 3.04
229 Bogert Avenue

Dear Mr. Jacobsen:

A review of your application for a building permit regarding 175 Elmsley Court, (R-125 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 one story addition which would result in total gross building area of 20.74% where 20% is the maximum permitted and would result in total gross building area, within the first 200 feet, of 23.12% where 20% is the maximum permitted.

Under the provisions of § 190-119J(1) Article X of the Ridgewood Village Code, "Maximum gross building area... 25,000 sf and over – 20%".

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

Sincerely,

A handwritten signature in cursive script, reading "Paola G. Perez".

Paola G. Perez
Assistant Zoning Officer

PGP

**VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT**

Owner: Richard W. Jackson

Property Address: 175 Elmory Ct., Block 2104, Lot 3.04
Ridgewood, MS 39150

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:


Owner

A R C H I T E C T
Vincent C. Graziano, AIA LLC
P.O. BOX 8106 - PARAMUS, NJ 07653
201-262-4633
www.vincentgraziano.com

RECEIVED APR 23 2021

April 23, 2021

Zoning Board of Adjustment
Village of Ridgewood
131 N Maple Ave
Ridgewood NJ 07450

RE: Proposed Addition & Alteration
175 Elmsley Ct, Ridgewood, NJ

Dear Board Members:

My clients are seeking a 'D' variance for a 152 square foot addition to the above referenced property. We believe that the board should grant relief of Ridgewood zoning ordinance section 190-119J(1) for the following reasons:

- My clients are both working from home more often due to the COVID-19 pandemic, and need to enlarge the existing home office.
- The variance can be granted without substantial damage to the public good. The addition is located at the back corner of the residence, not visible from the street or adjacent properties.
- The grant of the variance will not substantially impair the intent of the zone plan and zoning regulations. The gross building area will only be increasing by 0.4% for the entire lot, and .045% for the first 200' of the lot.

Please contact me if I can be of further assistance.

Sincerely,



Vincent C. Graziano, AIA
NJ License #AII6343



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 4/26/21

Re Block 2104

Lot 3.04

Owner Richard Jacobsen

Location 175 Elmley Ct

Please be advised that of this date there

___ are

(check one)

☒ are not Jessica 4/26/21

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
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 175 Elmoley Ct, also known as Block 2104 Lot 3.04 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: 4 / 26 / 2021

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



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: 175 Elmsley Ct, also

known as BLOCK 2104 LOT 3.04

☒ 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, 4/26/2021
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

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 2104, LOT 3.04, 175 E Imoley Ct (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] 4/26/21
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] 4/26/21
Signature of Zoning Board Secretary



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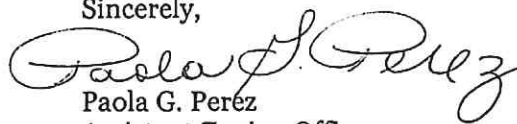
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Paola G. Perez
Assistant Zoning Officer

PGP