

## APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED: RECEIVED FEB 07 2020 BLOCK(S): 3202 LOT(S): 26

ADDRESS OF SUBJECT PROPERTY: 317 DOWNS STREET

APPLICANT NAME: John Hills and Allison Hills APPLICATION NO.: ZBA 19-67

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	\$200.00	\$800.00
<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)		
<b>TOTAL</b>		

*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 John Hills and Allison Hills
- B. Applicant's Mailing Address 317 DOWNS STREET RIDGEWOOD, N.J.
- C. Applicant Telephone No. 201-378-8043 If unlisted, check here
- D. Applicant Email Jhillsma@gmail.com
- E. Applicant's Attorney Name Strasser & Associates, P.C. c/o David E. Mayland, Esq.
- F. Applicant's Attorney Address 7 East Ridgewood Avenue, Paramus, New Jersey 07652
- G. Attorney Telephone No. 201-445-9001 Attorney Email dm@strasserlaw.com
- H. Property Owner's Name John Hills and Allison Hills
- I. Property Owner's Mailing Address 317 DOWNS STREET RIDGEWOOD, N.J.
- 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 317 DOWNS STREET RIDGEWOOD, N.J.
- B. Tax Map Block Number(s) 3202 Lot Number(s) 26
- C. Zone District(s) R-2
- 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.  
N/A

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.).

The existing principal structure consists of a one and a half story cape cod.  
Accessory Structure-One Car Garage  
In-Ground Pool

### 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.

The proposed development includes the addition of a full second floor over the existing first floor structure and the addition of a covered front porch over the entrance as more fully set forth on the plans and specifications submitted herewith.

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 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):

190-119A FRONT SETBACK EXISTING 39'-6"  
PROPOSED 34'-8" WHERE 40' IS REQUIRED.

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.

  
\_\_\_\_\_  
Applicant/Appellant

  
\_\_\_\_\_  
Date 12/18/19

  
\_\_\_\_\_  
Owner

  
\_\_\_\_\_  
Date 12/18/19



# Survey Affidavit

STATE OF NEW JERSEY  
COUNTY OF

} SS:

say(s) under oath:

- 1. Representations.** If only one person signs this Affidavit, the word "we" shall mean "I." The statements in this Affidavit are true to the best of our knowledge, information and belief.
- 2. Property.** We are the present owners (or duly authorized officers, partners, or members of the present owner), of Property located at 317 Downs Street (called this "Property") which we now \_\_\_\_\_ to. Call the Property.
- 3. Survey.** We have examined the attached survey of this Property dated 06.25.18 made by Peter C. Kirch.
- 4. No Change.** The survey shows this Property in its present condition. There have been no changes in the boundary lines of this Property. There have been no changes in the principle building, accessory building, fences, driveway, sidewalks, patios, decks. There has been no installation of any new improvements such as a shed, patio, deck, relocation of sidewalk, patios or decks.
- 5. Reliance.** We are aware that the Village of Ridgewood, Zoning Board of Adjustment will rely on the truthfulness and the statements made in this Affidavit in connection with the Variance Application that is submitted to the Zoning Board of Adjustment of the Village of Ridgewood.

Signed and sworn to before me on (date)

Date

12/18/19

signature

JESSICA MARESCA  
A Notary Public of New Jersey  
My Commission Expires November 15, 2024

**VILLAGE OF RIDGEWOOD  
ZONING BOARD OF ADJUSTMENT**

Owner: John Hills and Allison Hills

Property Address: 317 Downs Street, Block 3202 Lot 26

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: 12.18.19



\_\_\_\_\_  
Owner

**ZONING COMPLIANCE TABLE - VILLAGE OF RIDGEWOOD  
SINGLE-FAMILY OR TWO FAMILY DWELLING - NO SUBDIVISION**

The following table is to be completed for applications seeking a zoning permit or variance for a single-family or two-family dwelling. Note that this table is NOT intended for use with subdivision applications, which require additional information. If the proposal is not regulated by any or all of the conditions in the table, then the Zoning Officer may waive the requirement to complete some or all of the table.

BLOCK 3202 LOT 26 ZONE R-2 CORNER LOT? Yes  No

CONDITION - Note Reference	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
Min. lot area (square feet) <sup>1</sup>	8,400SF	12,180SF	12,180SF	yes
Min. lot width at min. front yard setback (feet) <sup>2</sup>	75 feet	60 feet	60 feet	no
Min. front yard setback, principal building (feet) <sup>3</sup>	40 feet	39.5 feet	34.7 feet	no
Min. each side yard setback, principal building (feet) <sup>3, 4</sup>	10 feet	11.9 feet	11.5 feet	yes
Min. total both side yard setbacks, principal building (feet) <sup>3, 4, 5</sup>	(33% 60F) 19.8feet	25.2 feet	23.11 feet	yes
Min. rear yard setback, principal building (feet) <sup>3</sup>	30 feet	120 feet	120 feet	yes
Max. building height, principal building (feet) <sup>6</sup>	30 feet	22 feet	29 feet	yes
Max. building height, principal building (stories) <sup>7</sup>	2 1/2	1 1/2	2 1/2	yes

**Coverage by Above-Grade Structures**

Max. coverage <sup>8</sup>	(percent)	20%	12.32%	13.71%	yes
	(sq. ft.)	2,436SF	1,501SF	1,671SF	yes
Max. coverage within 140 feet of front lot line <sup>8, 9</sup>	(percent)	20%	17.86%	19.89%	yes
	(sq. ft.)	1,680SF	1,501SF	1,671SF	yes

**Coverage by All Improvements**

Max. coverage <sup>10</sup>	(percent)	45%	27.70%	29.16%	yes
	(sq. ft.)	5,481SF	3,375	3,552	yes
Max. coverage within 140 feet of front lot line <sup>9, 10</sup>	(percent)	45%	34.14%	36.25%	yes
	(sq. ft.)	3,780SF	2,868SF	3,045	yes

**Gross Building Area - Principal Buildings**

Max. gross building area <sup>11</sup>	(percent)	32%	14.51%	17.38%	yes
	(sq. ft.)	3,897SF	1,768SF	2,118SF	yes
Max. gross building area within 140 feet of front lot line <sup>9, 11</sup>	(percent)	32%	21.04%	25.21%	yes
	(sq. ft.)	2,700SF	1,768SF	2,118SF	yes

**Gross Building Area - Accessory Buildings**

Max. gross building area <sup>11</sup>	(percent)	6.50%	3.60%	3.60%	yes
	(sq. ft.)	791SF	308SF	308SF	yes
Max. gross building area within 140 feet of front lot line <sup>9, 11</sup>	(percent)	6.50%	3.60%	3.60%	yes
	(sq. ft.)	546SF	308SF	308SF	yes