

**VILLAGE OF RIDGEWOOD
BOARD OF ADJUSTMENT
NOTICE OF VIRTUAL ONLINE PUBLIC HEARING**

**BLOCK 3202 – LOT 26
ZONE: R-2 RESIDENTIAL
317 DOWNS STREET
RIDGEWOOD, NEW JERSEY 07450**

PLEASE TAKE NOTICE: in compliance with the Zoning Ordinance of the Village of Ridgewood, New Jersey, notice is hereby served upon you to the effect that John Hills and Allison Hills, residing at 317 Downs Street, Ridgewood, New Jersey (hereinafter collectively the “Applicant”), have filed an appeal to the Zoning Board of Adjustment of the Village of Ridgewood requesting variance relief from the provisions of §190-119(A), Article X of the Ridgewood Village Code and such other variances and/or waivers or other such relief as required to permit the construction of an addition to the existing single family home consisting of a second floor expansion, covered front porch and related improvements as more fully set forth on the plans and specifications for the property located at 317 Downs Street, Ridgewood, New Jersey and shown on the Tax Map of the Village of Ridgewood as Block 3202, Lot 26 (hereinafter the “Property”). The Property is in the R-2 Zone. Said variances and/or waivers shall include but are not limited to:

1. To permit a front yard setback of 34.7 ft. where 45 ft. is required. Currently a front yard setback of 39.5 ft. exists at the Property.
2. To permit a lot width of 60 ft. where 75 ft. is required. Said 60 ft. lot width is a pre-existing non-conformity of the Property.
3. Such other waivers, exceptions, variances or relief from the Ridgewood Zoning Ordinances which may be required by the Ridgewood Zoning Board of Adjustment in connection with this application.

Notice is hereby given that a Virtual Online Public Hearing on this appeal, which will be held via a Zoom Webinar on Tuesday, May 26, 2020 at 7:30 P.M. This hearing is open to all parties desiring to be heard for or against said appeal and can join the Zoom meeting on your tablet, computer or other electronic device by following the directions below:

Join Zoom Meeting by putting the following URL into your browser:
<https://us02web.zoom.us/j/83651349195>

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 558 8656
Webinar ID: 836 5134 9195

Copies of the application are available for review on the Village of Ridgewood website, www.ridgewoodnj.net or by contacting the Board Secretary at (201) 670-5500 x240 or at jwondergem@ridgewoodnj.net.

The instructions for how to access the hearing will also be posted on the Village Website (www.ridgewoodnj.net) at least 48 hours before the hearing, and interested persons seeking to participate in the hearing, may visit the Village Website.

In the alternative, if you cannot join the live meeting remotely for any reason, you may contact the Planning Board Secretary, at (201) 670-5500 x240 or via email at jwondergem@ridgewoodnj.net.