

APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
DATE RECEIVED:	BLOCK(S): 3910	LOT(S): 2
ADDRESS OF SUBJECT PROPERTY: 256 Ivy Place, Ridgewood, NJ 07450		
APPLICANT NAME: Kenneth Leung c/o Matthew G. Capizzi, Esq.		APPLICATION NO.: ZBA 25 '05

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	\$1,000.00	\$4,000.00
<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)		
TOTAL	\$1,000.00	\$4,000.00

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 Kenneth Leung c/o Matthew G. Capizzi, Esq.
- B. Applicant's Mailing Address [REDACTED]
- C. Applicant Telephone No. [REDACTED] If unlisted, check here
- D. Applicant Email matthew@capizzilaw.com
- E. Applicant's Attorney Name Matthew G. Capizzi, Esq.
- F. Applicant's Attorney Address Same as above
- G. Attorney Telephone No. _____ Attorney Email _____
- H. Property Owner's Name Same as Applicant
- I. Property Owner's Mailing Address 256 Ivy Place, Ridgewood NJ 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
N/A - Applicant is the Owner

PART II. EXISTING PROPERTY INFORMATION

- A. Street Address of Property to be Developed 256 Ivy Place, Ridgewood NJ 07450
- B. Tax Map Block Number(s) 3910 Lot Number(s) 2
- C. Zone District(s) R-1
- 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.

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.).

See attached Reasons for Relief.

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).

See attached Reasons for Relief.

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 checked="" 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) |

Please see the attached Historic Preservation Commission Report dated December 31, 2024.

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):

1. Minimum Front Yard Setback as to Ivy Place: (45' Minimum Required v. 33' Existing to Principal Dwelling and 34' Proposed to new Detached Garage);
2. Maximum Gross Building Area within 140' from Carlisle Avenue: (24%/5,000 SF Maximum Allowed v. 22.9%/5,147 SF Proposed);
3. Maximum Gross Building Area within 140' from Ivy Place: (20%/6,160 SF Maximum Allowed v. 20.5%/6,321 SF Proposed);
4. Maximum Driveway Width: (25' Maximum Allowed v. 32' Proposed); and
5. Maximum Coverage in the Rear Yard: (40%/1,610 SF Maximum Allowed v. 53%/2,136 SF Proposed).

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):

See attached
Reasons for Relief

- | |
|--|
| <input type="checkbox"/> Permit for Area on Official Map (see §190-31F(1) through (3)) |
| <input type="checkbox"/> Permit for Lot not Abutting Street - Official Map (see §190-32F(1) and (2)) |
| <input checked="" type="checkbox"/> "C" Variance (see §190-33G(1), (2) and (3)) |
| <input type="checkbox"/> "D" Variance (see §190-34G(1)(a), (b) and (c)) |

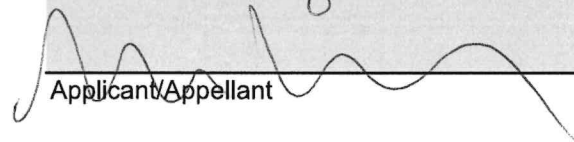
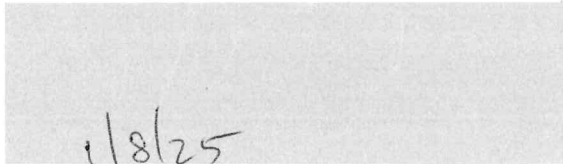
PART V. SIGNATURES AND AUTHORIZATIONS

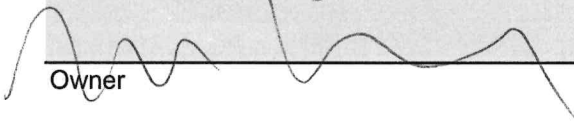
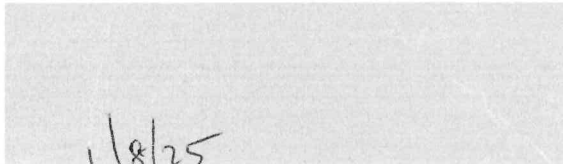
The undersigned applicant and owner do hereby certify that all the statements contained in this application are true to the best of their knowledge.

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.

<p>Kenneth Leung</p>  <hr/> <p>Applicant/Appellant</p>	 <hr/> <p>1/8/25</p> <p>Date</p>
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<p>Kenneth Leung</p>  <hr/> <p>Owner</p>	 <hr/> <p>1/8/25</p> <p>Date</p>
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CAPIZZI LAW OFFICES

205 Fairview Avenue
Westwood, NJ 07675

MATTHEW G. CAPIZZI, ESQ. 201 266 8300 (o)
N.J., N.Y., & D.C. Bars 201 266 8301 (f)
Capizzilaw.com

January 16, 2025

Reasons for Relief

Chairman Gregory Brown and Members of the Board
Ridgewood Zoning Board of Adjustment
131 North Maple Ave.
Ridgewood, NJ 07450

Re: Leung – Ridgewood ZBA (the “Applicant”)
256 Ivy Place; Block 3910, Lot 2 (the “Property”)

Dear Mr. Chairman and Members of the Board:

The Property is in the Villages R-1 Zone and is an oversized corner lot containing 35,197 square feet of lot area and frontage on Ivy Place to the East and Carlisle Terrace to the North. The Property is improved with an existing two and a half (2 ½) story dwelling fronting on Ivy Place, covered porch, various driveways, in-ground pool and pool patio, rear stone patio, and a detached garage accessed from Ivy Place.

The Applicant seeks to undertake the following work at the Property: (1) construct a one-story addition to the South West Corner of the existing dwelling to provide for additional living space, (2) convert the existing detached garage into a pool cabana, (3) construct a one-story addition to the South East corner of the existing dwelling to provide for an attached two car garage off of Ivy Place, (4) remove the existing pool and construct a new in-ground pool and pool patio along the Westerly property line, (5) construct a sports court along the Southerly property line and (6) construct a new paver driveway leading to the new attached garage, all of which are collectively referred to as the “Application”.

The Application requires the variance relief described below:

- Minimum Front Yard Setback as to Ivy Place: (45’ Minimum Required v. 33’ Existing to Principal Dwelling and 34’ Proposed to new Detached Garage) – triggered by the new two-car attached garage. Given the location of the existing dwelling and the desire to bring the garage closer to the street to reduce the length of the driveway necessary to access the garage, this was the logical location for the garage addition.
- Maximum Gross Building Area within 140’ of Carlisle Avenue: (24%/5,000 Sq. Ft. Maximum Allowed v. 22.9%/5,147 Sq. Ft. Proposed) – triggered by the one-story addition along the South West corner of the dwelling, resulting in an overage of 147 square feet. This variance is driven by the location of the existing dwelling as well as the lot having two front yards resulting in the lot being impacted by two maximum gross building area requirements.

- Maximum Gross Building Area within 140' of Ivy Place: (20%/6,160 Sq. Ft. Maximum Allowed v. 20.5%/6,321 Sq. Ft. Proposed) – triggered by the one-story addition along the South-East corner of the dwelling to create the two-car attached garage as well as one story addition to the South West corner of the dwelling for additional living space, resulting in an overage of 161 square feet. This variance is driven by the location of the existing dwelling as well as the lot having two front yards resulting in the lot being impacted by two maximum gross building area requirements.
- Maximum Driveway Width: (25' Maximum Allowed v. 32' Existing and Proposed) – triggered by the expansion of the existing asphalt driveway to provide continued access to the existing carport as well as to the new two car attached garage.
- Maximum Coverage in the Rear Yard: (40%/1,610 Sq. Ft. Maximum Allowed, 53%/2,136 Sq. Ft. Proposed) – resulting from the expansion of the building in a Southerly direction which technically reduced the rear yard area. The amount of coverage that existed in the former rear yard totaled 4,777 Sq. Ft., whereas the amount of coverage existing in the proposed rear yard totals 2,136 Sq. Ft., a reduction of 2,641 Sq. Ft.

The Application will result in the elimination of the existing circular driveway which wrapped around the existing pool as well as along the Southerly Property line, which will result in the elimination of vehicles traveling along the Southerly property line to access the former detached garage, both of which will result in a public benefit.

While the Application requires variance relief to exceed Maximum Gross Building Area within 140 of Ivy Place and Carlisle Terrace, the dwelling conforms to the applicable Gross Building Area for the Entire Lot (20% Max. Allowed v. 17.9% Proposed), Building Coverage (20% Max. Allowed v. 16% Proposed), Impervious Coverage (35% Max. Allowed v. 34.2% Proposed), Side and Rear Yard Setback requirements for the Principal Dwelling, and overall Building Height.

Additionally, the Southerly and Westerly Property lines have or will be planted with significant landscaping that will provide a visual buffer between the Property and contiguous properties.

Based upon the above, the variances, individually and collectively, can be granted without causing a substantial negative impact to the neighborhood. Therefore, the Applicant requests his Application be granted.

Thank you.

Very truly yours,

Matthew G. Capizzi, Esq. /s

Matthew G. Capizzi, Esq.

HISTORIC PRESERVATION COMMISSION REPORT

To: Zoning Board of Adjustment
Zoning Officer

From: Historic Preservation Commission

RE: Leung Residence
256 Ivy Place
Block 3910, Lot 2

Date: December 31, 2024

On November 12, 2024, Patty and Ken Leung, and Jordan Rosenberg, architect, appeared before the Commission to present the proposed rear addition, renovation and addition of attached garage and new pool at 256 Ivy Place. There was discussion regarding matching facade and roofing materials and offsetting the new attached garage. The applicant was to come back to the Commission with revisions.

On December 9, 2024, the applicants and Mr. Rosenberg appeared before the commission with revisions and renderings to address the prior concerns of the Commission members.

The Commission recommends approval of the plans revised to December 2, 2024.



VILLAGE OF RIDGEWOOD

131 North Maple Avenue
Ridgewood, New Jersey, 07451

Building Department

(201) 670-5500

(201) 670-5549

December 23, 2024

Mr. & Mrs. Keith Leung
256 Ivy Place
Ridgewood, N.J. 07450

Re: Block 3910 Lot 2
256 Ivy Place

Dear Mr. & Mrs. Leung:

A review of your application for a building permit regarding 256 Ivy Place, (R-1 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 two car garage addition which would result in a front yard of 34 feet where 45 feet is the minimum required, and together with the rear addition would result in total gross building area of, within the first 140 from Ivy Place, of 20.5% where 20% is the maximum permitted, and would result in total gross building area, within 140 feet from Carlisle Avenue, of 22.9%/5147 sf where 24%/5000 sf is the maximum permitted. A variance would be required for the proposed pool patio which would result in a side yard of ± 6 feet where 10 feet is the minimum required, and a variance would be required for the driveway width proposed of 32 feet where 25 feet is the maximum permitted. A variance would be required for the sport court which would result in rear yard coverage of 53% where 40% is the maximum permitted.

Under the provisions of §190-119A(1)(a), and §190-119J(1), and §190-124S(2), and §190-124G(2) Article X of the Ridgewood Village Code, "...on streets less than 50 feet in width, the required front yard shall be increased by $\frac{1}{2}$ the difference between the width of the street and 50 feet.."; "Maximum gross building area .. 19,250 to 24,999 sf - 24%, 5000 sf and 25,000 sf and over 20%"; "... Such improvements shall be set back from the side and rear lot lines a distance not less than 10 feet"; "... the total coverage by improvements including said recreation facilities, shall not exceed 40% of the rear yard area".

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

Sincerely,

Paola G. Perez
Assistant Zoning Officer

PGP



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 2240

CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION

LOCATION OF PROPERTY: 256 Ivy Place, also

known as BLOCK 3910 LOT 2

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.

The property is located in a residential historic district described in the Historic Plan Element of the Master Plan.

IF THE PROPERTY REFERENCED ABOVE REQUIRES REVIEW BY THE HPC, the property owner or applicant shall provide the HPC Secretary with **9 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, 1/17/2025
 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: 2240 or via email at: jwondergem@ridgewoodnj.net



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 256 Ivy Place, also known as Block 3910 Lot 2 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: 1 / 17 / 2025 Christopher J. Rutishauser for/
Christopher J. Rutishauser, PE, CPWM
Director of Public Works/Village Engineer

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 3910, LOT 2, 256 Ivy Place (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.

Jane Wondryn 11/1/24
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.

Jane Wondryn 11/1/24
Signature of Zoning Board Secretary

CAPIZZI LAW OFFICES

MATTHEW G. CAPIZZI, ESQ.
N.J., N.Y., & D.C. Bars

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201 266 8300 (o)
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New York Office:
1 Blue Hill Plaza
Lobby Level, Suite 1509
Pearl River, NY 10965
Reply to New Jersey Office

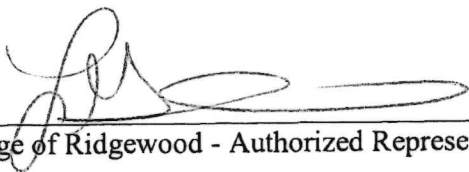
VILLAGE OF RIDGEWOOD PROOF OF PAYMENT OF TAXES

Leung
256 Ivy Place
Block: 3910, Lot:2

No taxes are due and owing on this property as of (Date) 10/30/24

Taxes are due on this property as follows _____

VILLAGE OF RIDGEWOOD
FINANCE DEPARTMENT
2024 OCT 30 P 12:13



Village of Ridgewood - Authorized Representative