

## APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

DATE RECEIVED: REMOVED FEB 19 2025 BLOCK(S): 1304 LOT(S): 19

ADDRESS OF SUBJECT PROPERTY: 739 Parsons Rd

APPLICANT NAME: Andrew + Mcaghan Schmidt APPLICATION NO.: ZBA 25-12

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		
<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 Andrew + Meaghan Schmidt
- B. Applicant's Mailing Address 739 Parsons Rd Ridgewood, NJ 07450
- C. Applicant Telephone No. \_\_\_\_\_ If unlisted, check here
- D. Applicant Email \_\_\_\_\_
- E. Applicant's Attorney Name N/A
- F. Applicant's Attorney Address N/A
- G. Attorney Telephone No. N/A Attorney Email N/A
- H. Property Owner's Name Andrew + Meaghan Schmidt
- I. Property Owner's Mailing Address 739 Parsons Rd Ridgewood, NJ 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)  
N/A

**PART II. EXISTING PROPERTY INFORMATION**

- A. Street Address of Property to be Developed 739 Parsons Rd Ridgewood, NJ 07450
- B. Tax Map Block Number(s) 1304 Lot Number(s) 19
- C. Zone District(s) R1
- 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.).

*Existing single family dwelling with 5 bedrooms and 3 full/2 half bathrooms. There is a driveway to a one car garage and brick pathways that lead around the home. The home has an inground pool with bluestone pavers surrounding it.*

### 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 addition is for a bathroom (full) which will extend over an existing covered landing. The impervious coverage will remain the same. The landing on the first floor level will remain. The existing roof will be removed for the new bathroom addition.*

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):

- 190-102 R1 Single Family District*  
*Section E - Bulk and lot regulations*
- 3- Minimum side yard*
  - 4- Minimum both side yards*
  - 12- Maximum gross building area*
  - 13- Maximum gross building area within 140'*
- 10- Maximum Bldg coverage within 14'*  
*190-19 # (1) max improved 10% coverage*

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.

*Mcneaghar Schmidt* \_\_\_\_\_ 2/19/2025  
Applicant/Appellant Date

*Mcneaghar Schmidt* \_\_\_\_\_ 2/19/2025  
Owner Date

The Ridgewood Zoning Board of Adjustment has the power to hear requests for variance relief under the Municipal Land Use Law. In applying for a variance, you must meet the criteria set forth in N.J.S.A. 40:55D-70(C).

**"40:55D-70. Powers**

c. (1) Where: (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation pursuant to article 8 of this act [40:55D-62 et seq.] would result in peculiar and exceptional practical difficulties to, or exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property, grant, upon an application or an appeal relating to such property, a variance from such strict application of such regulation so as to relieve such difficulties or hardship; (2) where in an application or appeal relating to a specific piece of property the purposes of this act or the purposes of the "Educational Facilities Construction and Financing Act," P.L.2000, c.72 (C.18A:7G-1 et al.), would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment, grant a variance to allow departure from regulations pursuant to article 8 of this act [40:55D-62 et seq.]; provided, however, that the fact that a proposed use is an inherently beneficial use shall not be dispositive of a decision on a variance under this subsection and provided that no variance from those departures enumerated in subsection d. of this section shall be granted under this subsection; and provided further that the proposed development does not require approval by the planning board of a subdivision, site plan or conditional use, in conjunction with which the planning board has power to review a request for a variance pursuant to subsection a. of section 47 of this act [40:55D-60]; and  
No variance or other relief may be granted under the terms of this section, including a variance or other relief involving an inherently beneficial use, without a showing that such variance or other relief can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance. In respect to any airport safety zones delineated under the "Air Safety and Zoning Act of 1983," P.L. 1983. C.260 (C.6:1-80 et seq.), no variance or other relief may be granted under the terms of this section, permitting the creation or establishment of a nonconforming use which would be prohibited under standards promulgated pursuant to that act, except upon issuance of a permit by the Commissioner of Transportation. An applicant under this section may be referred to any appropriate person or agency for its report; provided that such reference shall not extend the period of time within which the zoning board of adjustment shall act".

Please realize that under the pertinent New Jersey Land Use Law, the term "hardship" does not mean a personal hardship, but rather a hardship pertaining to the property itself. In connection

with the statutory criteria pertaining to "benefits of a deviation that would substantially outweigh any detriment", this pertains to a public benefit, and not a private benefit.

The burden of proof is on the Applicant, and the Board must determine if the Applicant meets the criteria set forth in N.J.S.A. 40:55D-70(C) (1) or (C) (2), and that such relief can be granted without substantial detriment to the public good, and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance of the Village of Ridgewood.

VILLAGE OF RIDGEWOOD  
ZONING BOARD OF ADJUSTMENT

Owner: Andrew + Meaghan Schmidt

Property Address: 739 Parsons Rd, Block 1304, Lot 19

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: 2.19.2025

Meaghan Schmidt  
Owner





# VILLAGE OF RIDGEWOOD

131 North Maple Avenue  
Ridgewood, New Jersey, 07451

## Building Department

(201) 670-5500

(201) 670-5549

February 26, 2025

Mr. & Mrs. Andrew Schmidt  
739 Parsons Road  
Ridgewood, N.J. 07450

Re: Block 1304 Lot 19  
739 Parsons Road

Dear Mr. & Mrs. Schmidt:

A review of your application for a building permit regarding 739 Parsons Road, (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 second story addition which would maintain a side yard of 11.41 feet where 16.64 feet is required, and would maintain aggregate side yard of 24.66 feet where 24.75 feet is required and would result in total gross building area of 35.32% where 32%/3600 sf is the maximum permitted and would result in total gross building area, within the first 140 feet, of 37.8% where 32% is the maximum permitted.

Under the provisions of § 190-102E(3)(4) and § 190-119J(1) Article X of the Ridgewood Village Code, "Minimum side yard: 2/3 the height of the principal building on the site or 15 feet, whichever is greater"; "Minimum both side yards: 33% of the lot width measured at the minimum front yard setback line"; "Maximum gross building ..... Lot area 10,500 to 13,999 square feet - 32%, 4,060 square feet".

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

Sincerely,

Paola G. Perez  
Assistant Zoning Officer

PGP



# VILLAGE OF RIDGEWOOD

131 N. Maple Ave.  
Ridgewood, NJ 07450-3287

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201-670-5500 Ext 5511  
201-670-5532 Fax  
taxcollector@ridgewoodnj.net

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## CERTIFICATION OF TAXES & ASSESSMENTS

Date: 1/2/25

Block: 1304 Lot: 19

Owner: Andrew + Meaghan Schmidt

Property Location: 739 Parsons Rd

Please be advised that of this date there:  
(Check one)

ARE

ARE NOT

Delinquent property taxes or delinquent assessments for improvements due on the above referenced property.

VILLAGE OF RIDGEWOOD  
FINANCE DEPARTMENT  
2025 JUN -2 P 2:53

Village of Ridgewood  
Tax Collector's Office  
(201)670-5500 EXT. 5511



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 739 Parsons Road, also known as Block 1304 Lot 19 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: 1/2 <sup>2025</sup> /2024 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 2240

**CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION**

LOCATION OF PROPERTY: 739 Parsons Road, also

known as BLOCK 1304 LOT 19

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.

J. Wondergem, 1/2/2025  
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](mailto:jwondergem@ridgewoodnj.net)

**CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION**

BLOCK 1304, LOT 19, 739 Parsons Road (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 Wondryen 1/2/25  
Signature of Planning Board Secretary

Zoning Board action on: 2/22/05

- 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 Wondryen 1/2/25  
Signature of Zoning Board Secretary

VILLAGE OF RIDGEWOOD  
ZONING BOARD OF ADJUSTMENT

OFFERED BY:

SECONDED BY:

IN THE MATTER OF THE APPLICATION OF  
STEPHEN and CLAIRE HURST

WHEREAS, STEPHEN and CLAIRE HURST (hereinafter "applicants") filed an application to the Zoning Board of Adjustment of the Village of Ridgewood (hereinafter "BOARD") for variance relief on property located at Block 1304, Lot 19, commonly known as 739 Parsons Road, in the Village of Ridgewood, State of New Jersey; and

WHEREAS, the applicants are requesting variance relief from Section 190-102E (3) (11) & (13) of the Ridgewood Village Code to permit the construction of a one and two story addition which will result in a side yard set back to the one story addition of 11.6 feet where 17.3 feet is the minimum required, a lot coverage within 140 feet of the front lot line of 21.4% where 20% is the maximum permitted, and a floor area ratio within 140 feet of the front lot line of 30.2% where 30% is the maximum permitted; and

WHEREAS, notice of the application was published and served in accordance with the Municipal Land Use Laws of the State of New Jersey; and

WHEREAS, public hearings were held on January 11, 2005 and February 8, 2005 in regard to the subject application; and

WHEREAS, at the February 8, 2005 public hearing, the BOARD, by voice vote, granted amended variance relief sought by the applicants; and

WHEREAS, in consideration of the testimony, statements, and documents submitted during the course of the public hearing, the BOARD makes the following findings of fact and conclusions:

1. The subject property is located in the R-1 zone and consists of a two and one half story wood frame dwelling which is owned by the applicants.
2. The applicants propose to construct a one and two story addition which will result in a side yard set back to the one story addition of 11.6 feet where 17.3 feet is the minimum required, a lot coverage within 140 feet of the front lot line of 21.4% where 20% is the maximum permitted, and a floor area ratio within 140 feet of the front lot line of 30.2% where 30% is the maximum permitted.
3. The subject property is substandard in lot area and width consisting of 10,500 square feet and a lot width of 75 feet in a zone that requires a minimum lot area of 14,000 square feet and a minimum lot width of 100 feet.
4. The applicants submitted a four page set of plans prepared by Robert A. Krause, AIA, dated November 8, 2004, which depicted the proposed addition.

5. At the January 11, 2005 public hearing, the BOARD reviewed the proposal presented and inquired of the applicants to consider reducing the size of the proposed addition as the Board felt it would be an over-utilization of the subject lot.

6. The Board asked the applicants if they would reconsider the size of the proposed addition from a two car garage to a one car garage, remove a study and remove the driveway from the front building line and place the garage on the first level to the front right of the residence. The applicants indicated to the Board they would reconsider their proposal and asked the matter to be carried to the next public meeting.

7. The next meeting of the Board at which the matter was scheduled was February 8, 2005. The applicants returned with an amended plan prepared by Robert Kruse dated January 25, 2005 which reduced the size of the addition.

8. The revised plans presented showed several changes to the proposed addition, which resulted in reducing the variances requested as follows:

A. The applicants reduced the side yard set back encroachment from 11.6 to 13.1;

B. The applicants changed the floor area ratio within 140 feet of the front property line to 30.12% from 30.26%; and

C. The applicants reduced lot coverage from 21.4% to 21.2%.

9. The Board considered two existing conditions of the property that effect the proposed addition. These conditions are:



A. Substandard lot size – 10,500 square feet where 14, 000 square feet is the minimum required; and

B. Substandard lot width - 75 feet where 100 feet is the minimum required;

10. The change to the plans included locating the front of the garage no further forward on the lot than the existing residence; reducing the proposed mudroom by one foot in depth; and reducing the width of the proposed rear porch by one foot as well. These reductions did not impact the utilization of any of the specific areas.

11. The Board reasoned the proposed revised addition is an improvement to the lot usage and utilization of the residence on the property, consistent in architecture with the existing residence and others in the surrounding area.

12. The Board finds that any detriment is minimized by the revised size of the addition, while the proposal allows the applicants to better utilize their property, which provides a greater benefit to the neighborhood when weighed against the potential detriments.

BE IT RESOLVED on this 22<sup>nd</sup> day of February, 2005, by the Zoning Board of Adjustment of the Village of Ridgewood that the request for variance relief by the above applicants is hereby GRANTED subject to the following conditions:

1. Applicants are required to obtain a building permit and post all necessary fees and costs with the Village prior to any construction;

2. All construction shall be completed in accordance with all ordinances and building requirements of the Village of Ridgewood, the Uniform Construction Code of


the State of New Jersey, and in accordance with the instructions of the Construction Official of the Village;

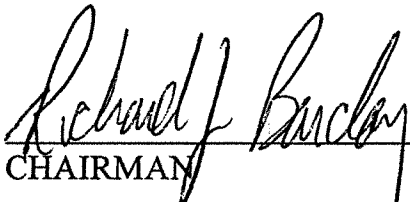
3. The variance relief granted by this Resolution applies only to such variance requests as depicted in this Resolution

4. All building materials should match existing siding and roofing on the subject residence.

ADOPTED:

ATTESTED:

  
\_\_\_\_\_  
SECRETARY

  
\_\_\_\_\_  
CHAIRMAN