

**VILLAGE OF RIDGEWOOD ZONING BOARD OF ADJUSTMENT
AGENDA**

***Tuesday, July 22, 2025
Village Hall Court Room – 7:30 P.M.***

Call to order

Pledge of Allegiance

Statement required by the Open Public Meeting Act “Adequate notice of this meeting has been provided by a posting on the bulletin board in the Village Hall, by mail to the Ridgewood News, The Record and by submission to all persons entitled to same as provided by law of a schedule including date and time of this meeting”.

Please note: A curfew of 11:00 PM is strictly adhered to by the Zoning Board of Adjustment of the Village of Ridgewood. No new matter involving an Applicant will be started after 10:30 PM. At 10:00 PM the Chairman will make a determination and advise Applicants as to whether they will be heard. If an Applicant cannot be heard because of the lateness of the hour, the matter will be carried over to a future meeting to be determined by the Board at 10:00 PM.

Roll call

Minutes: June 24, 2025

Non-agenda items:

Board member comments

Members of the public comments

Public hearings

New Business:

TIMOTHY & KATHRYN HLAVACHEK – An application to permit the construction of a covered open front porch with steps and side mudroom addition, which would result in a front yard setback 37.7 feet to the steps, where 45 feet is the minimum required; a side yard setback to the addition of 16 feet, where 23 feet is the minimum required, and coverage by improvements within 140 feet of the front lot line of 42.2%, where 40% is the maximum permitted at 316 South Irving Street, Block 4105, Lot 9, in an R-1 Zone.

MICHAEL & JOY LEFF – An application to permit the construction of a covered open front porch which would result in a front yard of 21.7 feet to the porch, and 19.7 feet to the front steps, where 40 feet is the minimum required, and would maintain a side yard setback of 8.1 feet where 10 feet is the minimum required, and would result in total coverage by above grade structures of 25.08%, where 20% is the maximum permitted, and coverage by above grade structures within 140 feet of the front lot line of 27.59%, where 20% is the maximum permitted; and coverage by improvement within 140 feet of the front lot line of 48.73%, where 45% is the maximum permitted at 562 Lotus Road, Block 4306, Lot 11, in an R-2 Zone.

Resolution memorialization:

- Carter, 535 North Monroe Street, Block 1603, Lot 21

Adjournment