

**VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE:

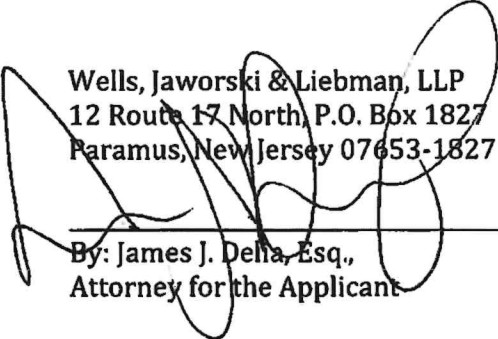
That Julie Burger ("Applicant") has filed an application with the Village of Ridgewood Board of Adjustment (the "Board") with respect to property located at 316 Walther Avenue and designated as Block 3305, Lot 11 on the Village's Tax Map within the R-2 Zone ("Property"). The Board previously approved the construction of a detached garage along with a variance for coverage by above grade structures at its single-family, two-story dwelling. The Applicant is now seeking side yard variance approval for the garage only.

The Applicant requests the following variances, exemptions, and waivers with respect to certain modifications at the Property including, side yard setback: 5 ft required whereas 3 ft is proposed. Applicant also requests the Board to extend her prior variance approval (granted on March 28, 2023) to allow for coverage by above-grade structures (23.6% granted, where 20 % is permitted). This Notice shall also be deemed to include such other and further relief including any and all variances, waivers, non-conforming conditions, or other relief from the Ridgewood Zoning Ordinances as the Board shall deem necessary throughout the public hearings on this Application.

A public hearing before the Ridgewood Zoning Board of Adjustment has been ordered for Tuesday, May 28 2024, at 7:30 p.m. in the Village Hall, Sydney V. Stoldt Jr. Courtroom on Level Four, 131 N. Maple Avenue, Ridgewood, New Jersey and when the case is called you may appear either in person, by agent, or by attorney, to present any comments which you may have in connection with this application. Documents relating to this application may be inspected by the public in the office of the Ridgewood Zoning Board of Adjustment and/or the designated administrative officer at the Village Clerk's Office during normal business hours.

The application, maps and documents for which approval is sought, as well as other documents that may be presented at the hearing for the purpose of clarifying the application, maps and documents for which approval is sought are available on the Village's website at www.ridgewoodnj.net. If a member of the public lacks the ability to access the related materials, or otherwise encounters difficulty in accessing the Agenda or related materials, that member of the public may contact the Secretary, Jane Wondergem, at 201-670-5500 x2240 or jwondergem@ridgewoodnj.net. The meeting is open to members of the public who may participate according to the customary practice and procedures of the Village of Ridgewood Board of Adjustment. You may also feel free to contact the undersigned in advance of the hearing to discuss the application. The public hearing may be continued without further notice on such additional or other dates as the Board may determine. This notice is given to you by order of the Ridgewood Zoning Board of Adjustment.

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By:  Esq.,
Attorney for the Applicant