H. Brian Walker & Dunnya Orellana-Walker

272 Woodland Ave

River Edge, NJ 07661

November 17, 2026

Re: Variance Application for residential home

Dear River Edge Zoning Board:

Our family has lived in River Edge for 20 Years and happily raised our 2 daughters here. On July 4, 2026 we experienced a fire in our home that destroyed our lives. Luckily, we were not home at that time.

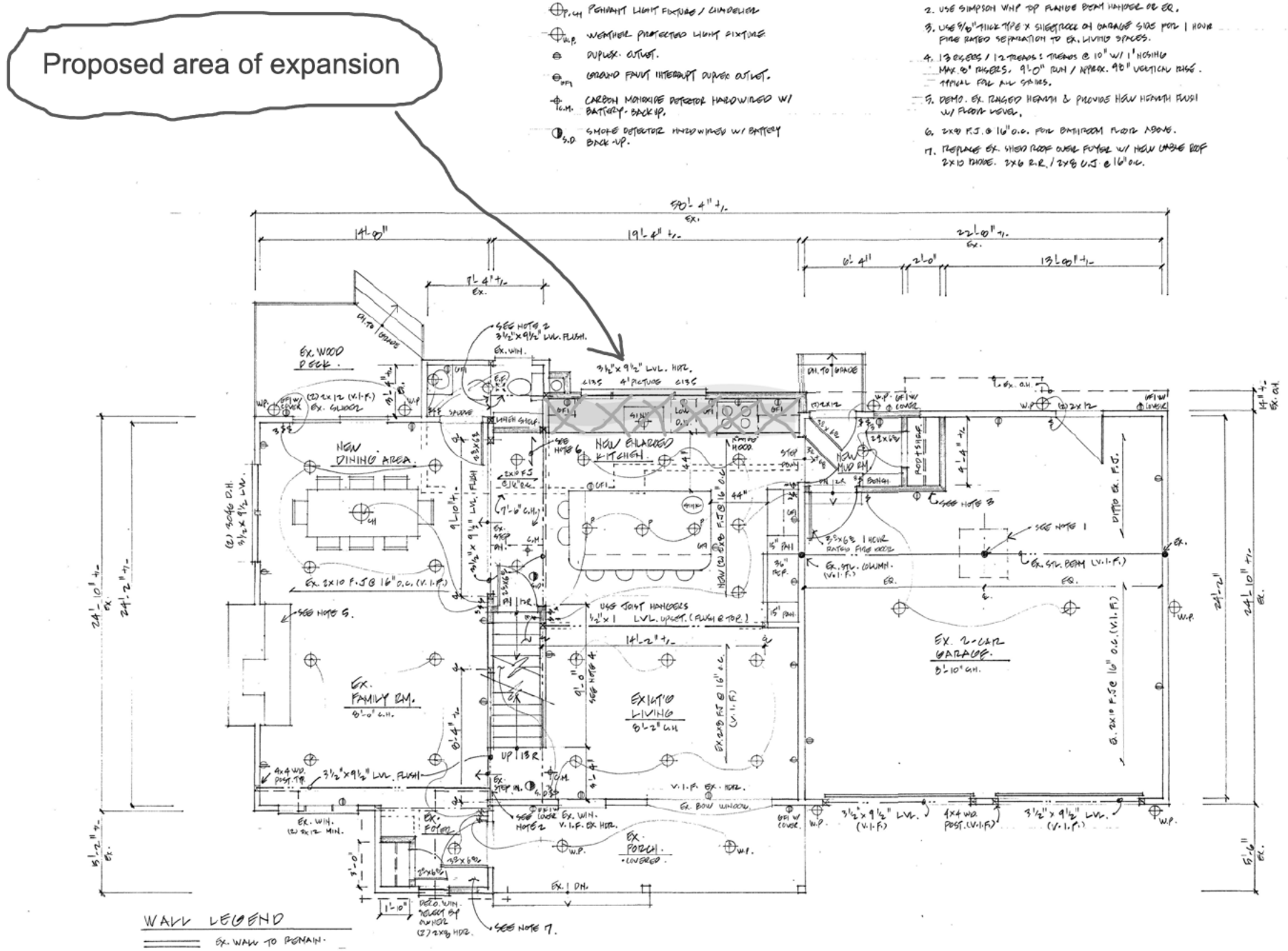
We have decided to rebuild our house now as it has been stripped to the bare studs. Unfortunately, our lot is undersized and was purchased by us in 2007 as an already non-conforming lot. As a result our undersized galley kitchen is quite dysfunctional. Included in the rebuild, we are wanting to expand the back of our kitchen and the 2nd floor directly above it. The expansion would add 82 sq ft and would not protrude beyond any existing structure nor violate any setback requirements.

Given this hardship, we hope that the Board will be able to grant us the necessary variance so that we can start reconstruction asap and return to our home, and to our normal lives.

Thank you for your consideration.

Sincerely,

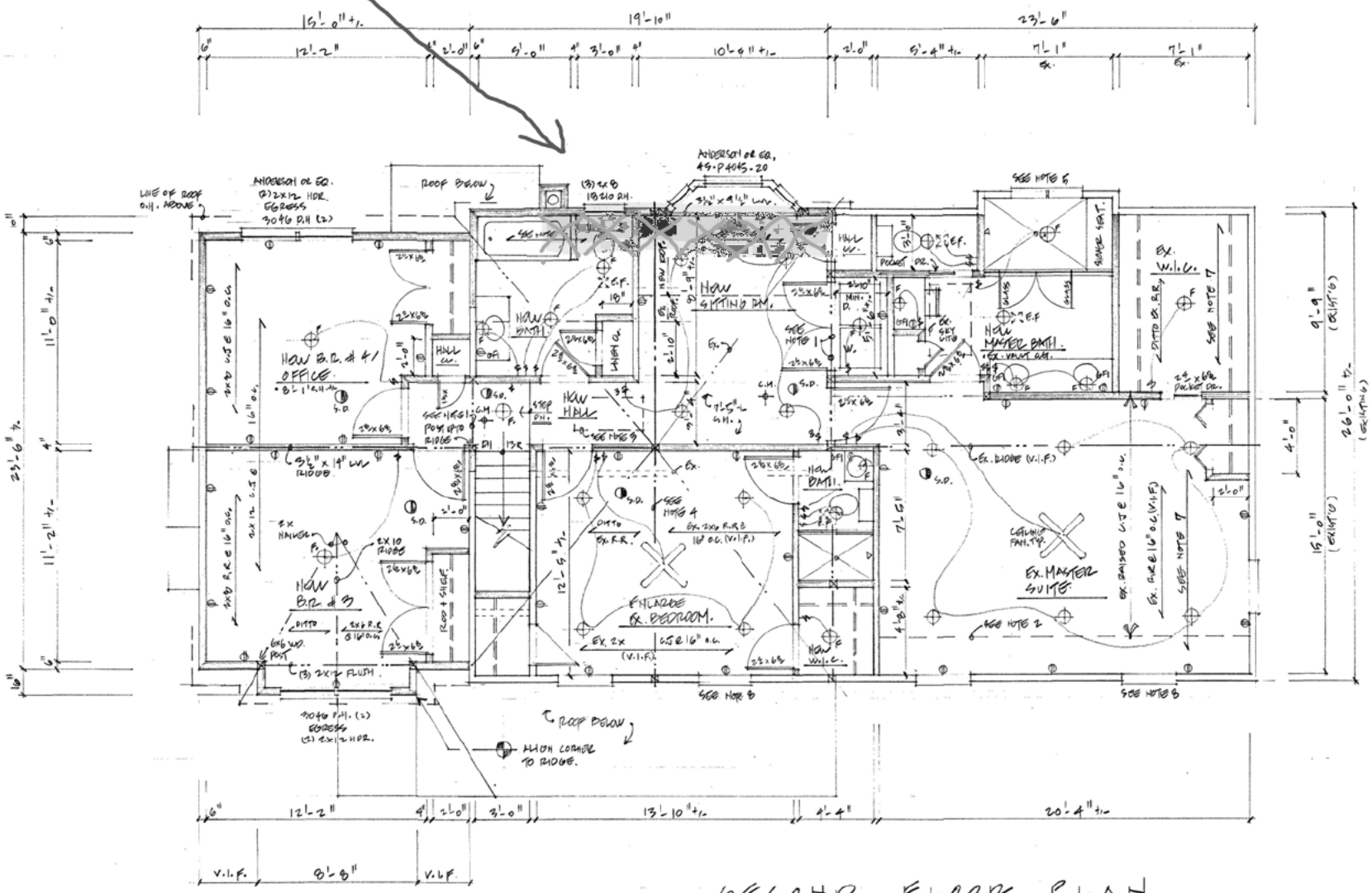
H. Brian Walker & Dunnya Orellana-Walker


Proposed area of expansion
ELECTRICAL LEGEND
RECESSED LIGHT FIXTURE
PENDANT LIGHT FIXTURE / CHANDELIER
WEATHER PROTECTED LIGHT FIXTURE
DUPLEX OUTLET.
GROUND FAULT INTERRUPT DUPLEX OUTLET.
CARBON MONOXIDE DETECTOR HARDWIRED W/ BATTERY BACK UP.
SMOKE DETECTOR HARDWIRED W/ BATTERY BACK UP.
PLAN NOTES.
1. 4" ø STL. COLUMN (5,000 PSI CONC. FILLED) W/ 6" x 6" x 1/2" STL. BEARING PLATE @ TOP & BOT. WELDED & BOLTED W/ 1/2" ø BOLTS.
2. USE SIMPSON WHP TOP FLANGE BEAM HANGER OR EQ.
3. USE 5/8" TYPE X SHEETROCK ON GARAGE SIDE FOR 1 HOUR FIRE RATED SEPARATION TO EX. LIVING SPACES.
4. 13 RISERS / 12 TREADS : TREADS @ 10" W/ 1" NOSING MAX. 8" RISERS, 9'-0" RUN / APPROX. 90" VERTICAL RISE. TYPICAL FOR ALL STAIRS.
5. DEMO. EX. RAISED HEARTH & PROVIDE NEW HEARTH FLUSH W/ FLOOR LEVEL.
6. 2x8 F.J. @ 16" O.C. FOR BATHROOM FLOOR ABOVE.
7. REPLACE EX. SHED ROOF OVER PORCH W/ NEW GABLE ROOF 2x10 RHORE. 2x6 R.R. / 2x8 C.J. @ 16" O.C.
WALL LEGEND
EX. WALL TO REMAIN.
EX. WALL TO BE DEMOLISHED
NEW WALL CONSTRUCTION.
FIRST FLOOR PLAN.
GRAPHIC SCALE 1/4" = 1'-0"
J & A Design
99 Topaz Dr. Franklin Park, NJ 08823
201 675 6627
Douglas A. Radick, R.A.
NJ Lic. # 12580
Walker Residence
272 Woodland Ave.
River Edge, NJ
DRAWN J.C.
CHECKED D.R.
PRELIM. ZONING REVIEW 10/20/25
FINAL 11/10/25
3 of 6

Proposed area of expansion

PLAN NOTES

1. (2) 2x12 HDR. FLUSH @ BOT. W/ EX./NEW C.J.
2. PROVIDE (2) 1/2" ϕ LAG-BOLTS @ EX. R.R. / RAISED C.J. CONNECTION.
3. 2'x4' ATTIC ACCESS W/ HEAT FIXTURE / OUTLET / SWITCH @ ENTRANCE.
4. REPLACE OR INSTALL UNDER EX. FLOOR A NEW 3 1/2" x 16" LVL RIDGE.
5. VERIFY EX. CASEMENT WINDOWS & PROVIDED TEMPERED GLASS IF NECESSARY.
6. (3) 2x6 ROOF RAFTERS @ 16" o.c. W/ 2x12 C.J.@ 16" o.c.
7. 2x12 F.J. SLEEPER SYSTEM ON EX. 2x10 F.J. PROVIDE 2x6 SILL PLATES ABOVE EX. STL. BEAM & @ MID-SPAN.
8. VERIFY EX. WINDOW FOR EGRESS REQUIREMENTS. (20" WIDE / 5.7 s.f. CLEAR OPENING MIN.)



SECOND FLOOR PLAN.

SCALE: 1/4" = 1'-0"

J & A Design
99 Topaz Dr. Franklin Park, NJ 08823
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NJ Lic # 12580

Walker Residence
272 Woodland Ave.
River Edge, NJ

DRAWN	J.C.
APPROVED	D.R.
PRELIM. ZONING REVIEW	10/30/20
FINAL	12/10/20

4 OF 6

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

Applicant. H. Brian Walker and Dunnya Orellana-Walker
of 272 Woodland Ave River Edge, NJ
is submitting an application to the River Edge Zoning Board of Adjustment for the property located at. 272 Woodland Ave Block 113 Lot. 22
Zoning District R-1 in the Borough of River Edge, New Jersey.
Email Address [redacted]

This application is for the following:

__ Appeal as per NJSA 40:55D-70a.
__ Interpretation as per NJSA 40:55D-70b.
X Variance from the requirements of the River Edge Zoning Ordinance as per NJSA 40:55D-70c.
__ Variance from the requirements of the River Edge Zoning Ordinance as per NJSA 40:55D-70d.

The Section(s) of the Zoning Ordinance from which relief is being sought is/ are as follow(s):

Chapter 416 Section: §416-14 Maximum Building Coverage
Chapter 416 Section: §416-15 Maximum Lot Coverage and §416b Schedule of Zoning District Area, Bulk and Yard Requirements.
Chapter 416 Section:
Chapter:_ Section:

Reasons for the requested action:

We experienced a fire in July 2026 and are having to rebuild our home. In doing so we would like to expand the area of our kitchen and the 2nd floor area directly above it by less than 4' in depth. Our lot is already undersized and non-conforming from prior to 2007. We are looking to expand the building coverage by only 98 sq ft, and the expansion would not extend beyond any existing structure in our current home despite having an undersized lot, nor any setback violations.

Use additional space if necessary

Please list any previous applications or appeals to the River Edge Zoning Board of Adjustment or Planning Board. Include dates, and any associated resolutions:

Will the applicant appear on his own behalf at the public hearing? Yes_X No_

Will the applicant be represented by an attorney at the public hearing? Yes __No_X

H. Brian Walker Dunnya Orellana-Walker

Signature(s) Owner and/or Authorized Agent If Different Than Applicant

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

I. Property Description

Property address 272 Woodland Ave River Edge

Block 113 Lot 22

II. Dimensions

Residential R-1	**Zoning Requirement**	**Zoning non-conforming requirement**	**Present Layout Existing**	**Proposed Layout**	**Notes (*) Variance Required**
Lot size (sq. ft.)	<7500	>7500	5712	No Change	
Frontage	75	75	71.19	No Change	
Deoth	100	100	88.6 / 75.85	No Change	
Setbacks (ft.)					
Front vard	30	30	23.3	30.5	
Rearvard	25	25	25.6	28	
Side vard #1	7.5	5	5.4	No Change	
Side vard #2	7.5	5	6.6	No Change	
Side vard total	18	12	12	No Change	
Side vard comer lot	30	30			
Lot coverage (%)	25	25	28.04% / 1602 sf	29.76% / 1700 sf	yes
Improved lot coverage (%)	35	35	37.82%	39.34%/ 2246.5 sf	yes *
Building height	30	30	26	No Change	
Number of stories	2-1/2	2-1/2	2-1/2	No Change	

Notes (*) from above dimensions:

*Included 22.5 sf for lot coverage amenities is not requiring Variance

III. Proposed Improvements

A. Describe the proposed improvements, additions or alteration:

We are rebuilding our home after a suffering a fire in July 2026. The rebuild will include expanding our existing kitchen and the area above it on the 2nd floor. The proposed expansion would not violate any setback requirements nor would it protrude beyond any part of the existing structure. Although our property was purchased in 2007 with a pre-existing non-conforming lot, we are seeking permission to expand our existing "galley" kitchen into a more functional cooking and dining area by adding 82 sq ft. We would also create a "mud room" entrance from the garage leading into the house.

In addition to the above, we would also be rebuilding the entire interior of our home as it was destroyed by the fire which would not necessitate any additional zoning requirements.

Use additional paper if needed

BOROUGH OF RIVER EDGE
LAND USE BOARD OF ADJUSTMENT
Application

FOR SIGN APPLICATIONS

How many signs are located on the property presently? _____

1. Sign#l is setback _____feet from the front property line, _____feet from the left/right side yard line and _____feet above grade. The proposed size of sign **#1** is ____ square feet.

2. Sign #2 is setback----------feet from the front property line, _____feet from the left/ right side yard line and _____feet above grade. The proposed size of sign 32 is ___ square feet.

3. The proposed area of all signs is ____ square feet.

4. The proposed total number of signs on the property: _____

FOR FENCE APPLICATIONS:

1. Height along front yard line: _____feet.
2. Height between front building line and rear line of building: _____feet.
3. Height along rear yard line: _____feet.
4. Describe style and material for proposed fence:

_____
_____
_____

Indicate on the property survey the location and height of the proposed fence.

RIVER EDGE **LAND USE** BOARD OF ADJUSTMENT

OWNER ON-SITE INSPECTION PERMISSION FORM

STATEMENT

If the applicant is not the owner, the applicant's interest in land must be indicated, e.g., tenant, contract/ purchaser, lien holder, etc., and permission of he property owner to file the application must be submitted.

I, WE H. Brian Walker and Dunnya Orellana-Walker HAVE

APPLIED TO THE RIVER EDGE ZONING BOARD OF ADJUSTMENT FOR:

APPEAL OF DECISION BY THE ADMINISTRATIVE OFFICER

INTERPRETATION OF THE ZONING ORDINANCE

X VARIANCE(S)

I, WE, BY SIGNING THIS STATEMENT, AGREE TO AN ON-SITE INSPECTION OF THE CAPTIONED PREMISE BY ANY MEMBER OF THE ZONING BOARD OF ADJUSTMENT PRIOR TO THE REGULAR MEETING OF _____

NAME: Brian Walker

ADDRESS: 272 Woodland Ave

TELEPHONE: [redacted]

EMAIL: [redacted]

SIGNATURE: H. Brian Walker Dunnya Orellana Walker

RIVER EDGE LAND USE BOARD OF ADJUSTMENT
BOROUGH OF RIVER EDGE
705 Kinderkamack Rd.
River Edge, NJ 07661

CERTIFICATION OF TAX PAYMENT

H. BRIAN WALKER & DUNNYA ORELLANA WALKER
Name of Applicant

272 WOODLAND AVE
Street Address

113 — 22
Block — Lot

I, being the Tax Collector of the Borough of River Edge, New Jersey, do hereby certify that tax charges on the above captioned premise are paid through the current tax period 4Q (NOV. 1) 2026 and are not in arrears.

11/13/2026
Date

Debra Mati
Tax Collector
Borough of River Edge
705 Kinderkamack Rd