

APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
DATE RECEIVED:	RECEIVED JUN 13 2025	BLOCK(S): <u>2311</u> LOT(S): <u>5.01</u>
ADDRESS OF SUBJECT PROPERTY: <u>220 Orchard Place, Ridgewood, NJ 07450</u>		
APPLICANT NAME:	<u>Nicholas and Brittany Louros</u> c/o Matthew G. Capizzi, Esq.	APPLICATION NO.: <u>ZBA 25-13</u>

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 Nicholas and Brittany Louros c/o Matthew G. Capizzi, Esq.
- B. Applicant's Mailing Address 205 Fairview Avenue, Westwood NJ 07675
- C. Applicant Telephone No. 201-266-8300 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 220 Orchard Place, 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 220 Orchard Place, Ridgewood NJ
- B. Tax Map Block Number(s) 2311 Lot Number(s) 5.01
- C. Zone District(s) R-2
- 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 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):

1. Minimum Front Yard Setback as to Briarcliff Road: (40' Minimum Required v. 18.17' Existing and 25.29' Proposed);
2. Maximum Coverage Above Grade Structure as to Orchard Place: (20% Maximum Allowed v. 23.35% Proposed); and
3. Maximum Gross Building Area as to Orchard Place: (32% Maximum Allowed v. 38.50% 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

- 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))
- "D" Variance (see §190-34G(1)(a), (b) and (c))

CAPIZZI LAW OFFICES

205 Fairview Avenue
Westwood, NJ 07675

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

201 266 8300 (o)
201 266 8301 (f)
Capizzilaw.com

February 25, 2025

Revised June 13, 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: Louros – Ridgewood ZBA (the “Applicant”)
220 Orchard Place; Block 2311, Lot 5.01 (the “Property”)

Dear Mr. Chairman and Members of the Board:

The Property is located in the Villages R-2 Zone, is a corner lot with frontage along Orchard Place to the North and Briarcliff Road to the East, contains a lot area of 15,608 square feet and a lot width of 80’ where 105’ is the minimum required. The Property is improved with a single-family dwelling which is non-conforming as to: Minimum Front Yard Setback along Briarcliff (40’ Min. Required v. 18.17’ Existing); and Maximum Building Height (30’ Max. Allowed v. 30.54’ Existing).

The Applicant seeks to raze the existing dwelling and construct a new single family dwelling fronting on Orchard Place with a side loading garage accessed from Briarcliff Road as well as a pool and patio area in the rear yard, all of which is collectively referred to as the “Application”.

The Application requires the variance relief described below:

- Minimum Front Yard Setback as to Briarcliff Road: (40’ Minimum Required; 18.17’ Existing; 25.29’ Proposed) – While still a variance condition, the proposal results in placing the new home 7’ further away from Briarcliff Road. The Applicant’s inability to comply with the front yard setback requirement results from the narrowness of the Property, having only 80’ of lot width where 105’ is required. It is the 25’ shortfall in lot width that triggers the need for this variance.
- Maximum Coverage By Above Grade Structures Within 140’ of Orchard Place: (20% Maximum Allowed v. 23.35% Proposed). This variance also results from the narrowness of the Property. If the lot had the required width of 105’ within the first 140’ of the lot depth, the Applicant would be allowed 20% of 14,700 square feet or 2940 square feet of coverage. However, due to the narrowness of the lot, the Property only has 11,056 square feet of area within the first 140’ or 2,211 square feet of coverage. The Applicant is proposing 2582 square feet of coverage by above grade structures within

Chairman Gregory Brown and Members of the Board

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the first 140' of the lot, which is 358 square feet less than what could be constructed on a conforming lot.

- Maximum Gross Building Area Within 140' of Orchard Place: Maximum Coverage By Above Grade Structures Within 140' of Orchard Place: (32% Maximum Allowed v. 38.5% Proposed). This variance also results from the narrowness of the Property. If the lot had the required width of 105' within the first 140' of the lot depth, the Applicant would be allowed 32% of 14,700 square feet or 4704 square feet of gross building area. However, due to the narrowness of the lot, the Property only has 11,056 square feet of area within the first 140' or 3538 square feet of gross building area. The Applicant is proposing 4260 square feet of gross building area within the first 140' of the lot, which is 444 square feet less than what could be constructed on a conforming lot.

Despite the undersized nature of the Property as to width, except for the front yard setback along Briarcliff (which is an improvement over the existing condition), the home is being placed at the required setbacks, provides a conforming height and meets the maximum gross building area and maximum total coverage by above grade structures for the entire lot.

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.

MGC/hs

Survey Affidavit

STATE OF NEW JERSEY
COUNTY OF Bergen

} SS:

say(s) under oath:

- 1. Representations.** If only one person signs this Affidavit, the word “we” shall mean “I.” The statements in this Affidavit are true to the best of our knowledge, information and belief.
- 2. Property.** We are the present owners (or duly authorized officers, partners, or members of the present owner), of Property located at 220 Orchard Place, Ridgewood NJ (called this “Property”) which we now own and possess to.
- 3. Survey.** We have examined the attached survey of this Property dated 1/30/2025 made by Koestner Associates.
- 4. No Change.** The survey shows this Property in its present condition. There have been no changes in the boundary lines of this Property. There have been no changes in the principle building, accessory building, fences, driveway, sidewalks, patios, decks. There has been no installation of any new improvements such as a shed, patio, deck, relocation of sidewalk, patios or decks.
- 5. Reliance.** We are aware that the Village of Ridgewood, Zoning Board of Adjustment will rely on the truthfulness and the statements made in this Affidavit in connection with the Variance Application that is submitted to the Zoning Board of Adjustment of the Village of Ridgewood.

Signed and sworn to before me on (date)



Nicholas Louros



VILLAGE OF RIDGEWOOD

131 North Maple Avenue
Ridgewood, New Jersey, 07451

Building Department

(201) 670-5500
(201) 670-5549

January 31, 2025

Mr. Nick Louros
1085 Linwood Avenue
Ridgewood, N.J. 07450

Re: Block 2311 Lot 5
220 Orchard Place

Dear Mr. Louros:

A review of your application for a building permit regarding 220 Orchard Place, (R-2 zone) has been made. A variance must be obtained from the Planning Board, per Planning Board resolution 2024-07 for the construction of a new single family dwelling which would result in a front yard, on Briarcliff Road, of ± 23.25 feet where 40 feet is the minimum required, and would result in a total coverage by above grade structure, within the first 140 feet, of 23.3% where 20% is the maximum permitted, and would result in total gross building area, within the first 140 feet, of 38.4% where 32% is the maximum permitted. Also a variance will be required for the proposed patio, along the proposed pool, which will result in a side yard of 4.5 feet where 10 feet is the minimum required. Also a variance would be required for the installation of a fence in the front yard, on Briarcliff Road, which would result to be 6 feet where 4 feet is the maximum permitted.

Under the provisions of § 190-104E(2)(11), and § 190-119J(1), and § 190-124 F(3)(a) and §190-124F(3)(b)[2] Article X of the Ridgewood Village Code, "Minimum front yard: 40 feet"; "Maximum coverage by above-grade structures located within 140 feet of the front lot line: 20% of the lot area within 140 feet of the front lot line"; "Maximum gross building area for single family... 10,500 to 13,999 square feet – 32%, 4060 sf"; "Maximum height....the height of fences shall not exceed four feet".

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

Sincerely,

Paola G. Perez
Assistant Zoning Officer
PGP