

CAPIZZI LAW OFFICES

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June 13, 2025

Revised Plan Submittal for the Public Hearing of June 24, 2025

Via Hand Delivery

Jane Wondergem – Secretary
Ridgewood Zoning Board of Adjustment
131 N Maple Avenue
Ridgewood, NJ 07450

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

Dear Ms. Wondergem:

As you are aware, this office represents the above-referenced Applicant in connection with their application before the Ridgewood Zoning Board of Adjustment (the “Board”) seeking 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. The Applicant was before the Board on May 27, 2025 (the “Hearing”), during which the Board asked the Applicant to consider making certain modifications to the proposed improvements. Therefore, the Applicant’s Professionals revised their respective plans to address comments raised at the Hearing.

To that end, enclosed please find the following for consideration during the June 24, 2025 hearing:

1. Revised Village of Ridgewood Board of Adjustment Application, Survey Affidavit, Revised Reasons for Relief, and Letter of Denial dated January 31, 2025 attached thereto (4 copies);
2. Site Plan prepared by Koestner Associates consisting of one (1) sheet dated January 30, 2025 and last revised as of June 10, 2025 (4 copies);
3. Exhibit to Show Setbacks Along Briarcliff Road prepared by Koestner Associates consisting of one (1) sheet dated June 10, 2025 (4 copies);
4. Architectural Plan prepared by Jordan Rosenberg & Associates consisting of four (4) sheets dated February 20, 2025 and last revised as of June 11, 2025 (4 copies); and
5. Deed to Property (4 copies).

This letter shall also confirm this matter is scheduled to be heard before the Ridgewood Zoning Board of Adjustment on Tuesday, June 24, 2025, at 7:30pm.

Jane Wondergem – Secretary

June 13, 2025

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Thank you.

Very truly yours,

Karissa Vittorio

Karissa Vittorio, Paralegal

MGC/kv
Enclosures