

## APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)

**RECEIVED AUG 08 2025**

DATE RECEIVED: \_\_\_\_\_ BLOCK(S): 3607 LOT(S): 31

ADDRESS OF SUBJECT PROPERTY: 335 Marshall Street, Ridgewood, NJ 07450

APPLICANT NAME: Christopher and Elizabeth Kaplanis APPLICATION NO.: ZBA25-34  
c/o Matthew G. Capizzi, Esq.

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	<b>\$600.00</b>	<b>\$2,400.00</b>
<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)		
<b>TOTAL</b>	<b>\$600.00</b>	<b>\$2,400.00</b>

*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 Christopher and Elizabeth Kaplanis 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 335 Marshall Street, 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 335 Marshall Street, Ridgewood N.
- B. Tax Map Block Number(s) 3607 Lot Number(s) 31
- 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.

[Redacted area]

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) N/A  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.

[Redacted area]

**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.

[Redacted area]

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)         |

N/A

#### 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 Left Side Yard Setback: (10' Minimum Required v. 8.1' Existing and Proposed);
2. Minimum Right Side Yard Setback: (10' Minimum Required v. 8' Existing and Proposed);
3. Minimum Combined Side Yard Setback: (16.5' Minimum Required vs 16.1' Existing and Proposed); and
4. Proposed second-floor addition above existing patio to be supported by above-grade columns not permitted.

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. 201 266 8300 (o)  
N.J., N.Y., & D.C. Bars 201 266 8301 (f)  
Capizzilaw.com

August 7, 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: Kaplanis – Ridgewood ZBA (the “Applicant”)  
335 Marshall Street; Block 3607, Lot 31 (the “Property”)

Dear Mr. Chairman and Members of the Board:

The Property is located in the Villages R-2 Zone, contains a lot area of 9,119 square feet, where 10,500 square feet is the minimum required, and has a width of 50’ where 75’ is the minimum required. The Property is improved with a 1.5-story dwelling. Due to the undersized nature of the lot as to width, the existing dwelling is non-conforming as to (1) Minimum Left Side Yard Setback: (10’ Minimum Required v. 8.1’ Existing), (2) Minimum Right Side Yard Setback: (10’ Minimum Required v. 8’ Existing), (3) Minimum Combined Side Yard Setback: (16.5’ Minimum Required v. 16.1’ Existing); (4) Minimum Front Yard Setback (40’ Minimum Required v. 39.9’ Existing);

The Applicants seek to renovate and expand the existing single-family dwelling by 1) constructing a second-story addition atop the existing first floor, 2) constructing a covered paver patio veranda in the rear with a second-story addition above the patio, and 3) adding a covered portico at the front of the dwelling. The aforementioned work is collectively referred to as the “Application”.

The Application requires the variance relief described below:

- Minimum Left Side Yard Setback: (10’ Minimum Required v. 8.1’ Existing and Proposed);
- Minimum Right Side Yard Setback: (10’ Minimum Required v. 8’ Existing and Proposed);
- Minimum Combined Side Yard Setback: (16.5’ Minimum Required vs 16.1’ Existing and Proposed)
  - As to the three variances described above, said variances result from the narrowness of the lot, which results in the existing home providing non-conforming side yard setbacks. The additions will follow the existing setbacks.

- Building Support by Columns – Not Permitted v. 2<sup>nd</sup> Story Addition Above Porch Supported by Columns Proposed - To provide for a covered patio and additional living space, the Applicant proposes constructing an elevated addition to the second floor along the rear of the dwelling. Columns will support the addition. The placement of the addition, in the rear yard, ensures that the elevated addition will not have a substantial negative impact upon the streetscape.

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 their Application be granted.

Thank you.

Very truly yours,

***Matthew G. Capizzi, Esq. /s***

Matthew G. Capizzi, Esq.

MGC/hs

**PART V. SIGNATURES AND AUTHORIZATIONS**

The undersigned applicant and owner do hereby certify that all the statements contained in this application are true to the best of their knowledge.

The undersigned applicant and owner agree that if any of the information presented in this application changes prior to the issuance of any permits by the Village for the subject application, I/we will promptly notify the Board of such changes prior to the issuance of such permits.

The undersigned applicant and owner consent to the entering and inspection of the subject premises by the Board and its staff as necessary for the review of this application.

The undersigned agree to keep current all escrow accounts for review of this application and to pay any outstanding balances.

Christopher Kaplanis Elizabeth Kaplanis	7/8/25
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Applicant/Appellant

Date

Christopher Kaplanis Elizabeth Kaplanis	7/8/25
--	--------

Owner

Date

# Survey Affidavit

STATE OF NEW JERSEY  
COUNTY OF Bergen

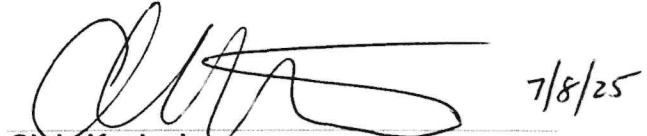
} SS:

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 335 Marshall Street, Ridgewood (called this "Property") which we now own and possess \_\_\_\_\_ to.
- 3. Survey.** We have examined the attached survey of this Property dated 4/23/2025 made by Lantelme, Kurens, & Associates, PC.
- 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)

  
Elizabeth Kaplanis 7/8/25  
Elizabeth Kaplanis

  
Chris Kaplanis 7/8/25  
Chris Kaplanis



# VILLAGE OF RIDGEWOOD

131 North Maple Avenue  
Ridgewood, New Jersey, 07451

## Building Department

(201) 670-5500

(201) 670-5549

June 26, 2025

Mr. & Mrs. Chris Kaplanis  
335 Marshall Street  
Ridgewood, N.J. 07450

Re: Block 3607 Lot 31  
335 Marshall Street


Dear Mr. & Mrs. Kaplanis:

A review of your application for a building permit regarding 335 Marshall Street, (R-2 zone) has been made. It is the opinion of the undersigned that a variance must be obtained from the Board of Adjustment for the construction of a second story addition which would maintain a side yard of 8.1 feet where 10 feet is the minimum required and maintain the aggregate side yards of 16.1 feet where 16.8 feet is the minimum required. A variance would be required for the construction of a second floor addition above an existing patio which is proposed to be built on columns which is not permitted.

Under the provisions of § 190-104E(3)(4) and § 190-119G Article X of the Ridgewood Village Code, "Minimum side yard: 10 feet"; "Minimum both side yards: 33% of the lot width measured at the minimum front yard setback line"; "No building shall be permitted which is supported by above-grade piers, columns, pylons or similar structures.....".

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

Sincerely,

  
Paola G. Perez  
Assistant Zoning Officer

PGP

**CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION**

BLOCK 3607, LOT 31, 335 Marshall St (STREET ADDRESS)

was the subject of:

Planning Board action on: \_\_\_\_\_

A resolution is attached.

A resolution is not attached. (If no resolution is available, provide a short explanation.) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

There are no records of any planning board applications for this property address.

Jane Wondrym 8/11/25  
Signature of Planning Board Secretary

Zoning Board action on: \_\_\_\_\_

A resolution is attached.

A resolution is not attached. (If no resolution is available, provide a short explanation.) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

There are no records of any zoning board applications for this property address.

Jane Wondrym 8/11/25  
Signature of Zoning Board Secretary



VILLAGE OF RIDGEWOOD  
 BERGEN COUNTY, NEW JERSEY  
 PLANNING BOARD & HISTORIC PRESERVATION COMMISSION

131 NORTH MAPLE AVENUE  
 RIDGEWOOD, NEW JERSEY 07450

PHONE: (201) 670-5500 x 2240

CERTIFICATE OF HISTORIC DISTRICT/SITE DESIGNATION

LOCATION OF PROPERTY: 335 Marshall St, also

known as BLOCK 307 LOT 31

IS NOT subject to review by the Historic Preservation Commission.

IS subject to review by the Historic Preservation Commission because:

The property is located within the Village Center Historic District and/or is designated in Chapter 190-98B (2), Land Use & Development.

The property is a national/state registered site or is locally identified in the master plan.

The property is located in a residential historic district described in the Historic Plan Element of the Master Plan.

IF THE PROPERTY REFERENCED ABOVE REQUIRES REVIEW BY THE HPC, the property owner or applicant shall provide the HPC Secretary with **9 collated copies** of the proposed plan, photos, drawings, and the completed HPC Application Permit. (Please request a review date from the Secretary at the time you file the application.) The HPC office is in the Engineering Division.

The property owner and/or applicant are invited to attend the meeting of the Historic Preservation Commission at which the application is reviewed.

If Planning Board or Zoning Board approval is also required, the Commission will issue a report to the appropriate Board. All other recommendations will be issued to the construction official.

Jane W. Wondergem, 6/11 /2025  
 Signature of HPC Secretary - date

For further information regarding review by the Historic Preservation Commission, please call or contact Jane Wondergem at (201) 670-5500 ext: 2240 or via email at: [jwondergem@ridgewoodnj.net](mailto:jwondergem@ridgewoodnj.net)



# VILLAGE OF RIDGEWOOD

BERGEN COUNTY, NEW JERSEY  
DEPARTMENT OF PUBLIC WORKS

DEPARTMENT OF PUBLIC WORKS  
Christopher J. Rutishauser, PE, CPWM  
Village Engineer, Director of Public Works

131 N. MAPLE AVENUE  
RIDGEWOOD, NEW JERSEY 07451  
PHONE: (201) 670-5500, Ext. 238  
FAX: (201) 670-7305

## FLOOD INSURANCE RATE MAP INFORMATION / CRS-320

The property located at 335 Marshall Street, also known as Block 3607 Lot 31 has been located on the Village's Flood Insurance Rate Map (FIRM), dated, **August 28, 2019**.

The following information is provided:

Ridgewood's community number is: **340067**

The address is located on panel number: 34003C0069J      34003C0088J      34003C0157J  
34003C0159J       34003C0176H      34003C0177H  
34003C0178H

The **property** is located in FIRM zone:  **X** (Out or 500 year)     **AE** (100 year)       **A** (No BFE)

The **main building** is also located in:  Floodway       **X** Repetitive Loss Area     None

The **main building** on the property:

**X** is located in a Special Flood Hazard Area with a **Base Flood Elevation** of: +/- 76.60 (NGVD 1988), which correlates to a flood depth of +/- 7 1/2". Federal law requires that a flood insurance policy be obtained as a condition of a federally-backed mortgage or loan that is secured by the building. It is up to the lender to determine whether flood insurance is required for a property. The **National Flood Insurance Program** is available in Ridgewood and our **Community Rating System** rating is a 6 which provides a 20% discount on your insurance premium.

is not located in a Special Flood Hazard Area. However, the property (*above*) may still be in floodplain (**Letter Of Map Amendment**) or subject to local drainage problems or other unmapped flood hazard. Flood insurance is available and may be obtained at non-floodplain rates. A flood insurance policy may be required by a lender.

A determination of the building's exact location cannot be made at this time without an **Elevation Certificate**. A copy of the FIRM is attached for your information.

**NOTE:** This information is based on the Flood Insurance Rate Map for the Village. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicted on the FIRM or from a local drainage problem not shown on the map. This letter does not create liability on the part of the Village, or any officer or employee thereof, for any damage that results from reliance on this information.

Elevations on file: 1929 NGVD / 1988 NGVD (*circle one*)

Lowest Point Elevation: 75.96    Lowest Shingle Elevation: \_\_\_\_\_    First Floor  
Elevation: 80.06

Dated: 6/12/2025 Jovan M for/  
Christopher J. Rutishauser, PE, CPWM  
Director of Public Works/Village Engineer