

CAPIZZI LAW OFFICES

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Westwood, NJ 07670

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N.J., N.Y., & D.C. Bars 201 266 8301 (f)
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November 14, 2025

Submittal for the Public Hearing of December 9, 2025

Via Overnight Mail

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

Re: Kaplanis – Ridgewood ZBA (the “Applicant”)
335 Marshall Street; Block 3607, Lot 31 (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 seeking to renovate and expand the existing single-family dwelling by 1) constructing a second-story addition atop the existing first floor, 2) constructing a rear second story addition supported by columns over an expanded paver patio veranda and 3) constructing a covered portico at the front of the dwelling.

To that end, enclosed please find the following for consideration during the December 9, 2025 hearing:

1. Architectural Plan prepared by Jordan Rosenberg Architects & Associates consisting of three (3) sheets dated November 20, 2024 and last revised as of October 9, 2025 (3 copies).

This letter shall confirm this matter is scheduled to be heard before the Ridgewood Zoning Board of Adjustment on Tuesday, December 9, 2025, at 7:30 pm.

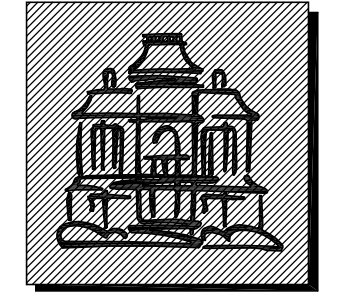
Thank you.

Very truly yours,

Karissa Vittorio

Karissa Vittorio, Paralegal

MGC/kv
Enclosures



**Jordan Rosenberg
ARCHITECTS
& ASSOCIATES**

27 N. Broad Street
Second Floor
ridgewood, nj 07451
(201) 669-8614
www.jrarchitect.com

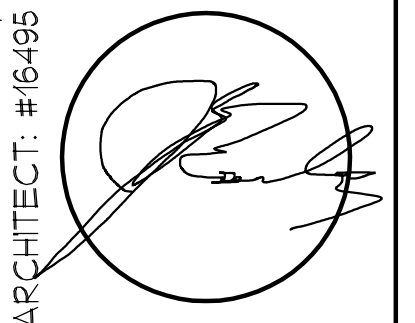
SET ISSUES & DATES:

DATE	ISSUE
11-10-24	CONCEPTUAL DRAWINGS FOR CLIENT REVIEW
4-7-25	REVISED CONCEPTUAL DRAWINGS AS PER CLIENT COMMENTS
5-14-25	FOR ZONING REVIEW
10-9-25	REVISED AS PER IMA ASSOCIATED PLAN REVIEW ON 9-18-25 FOR ZBA SUBMISSION

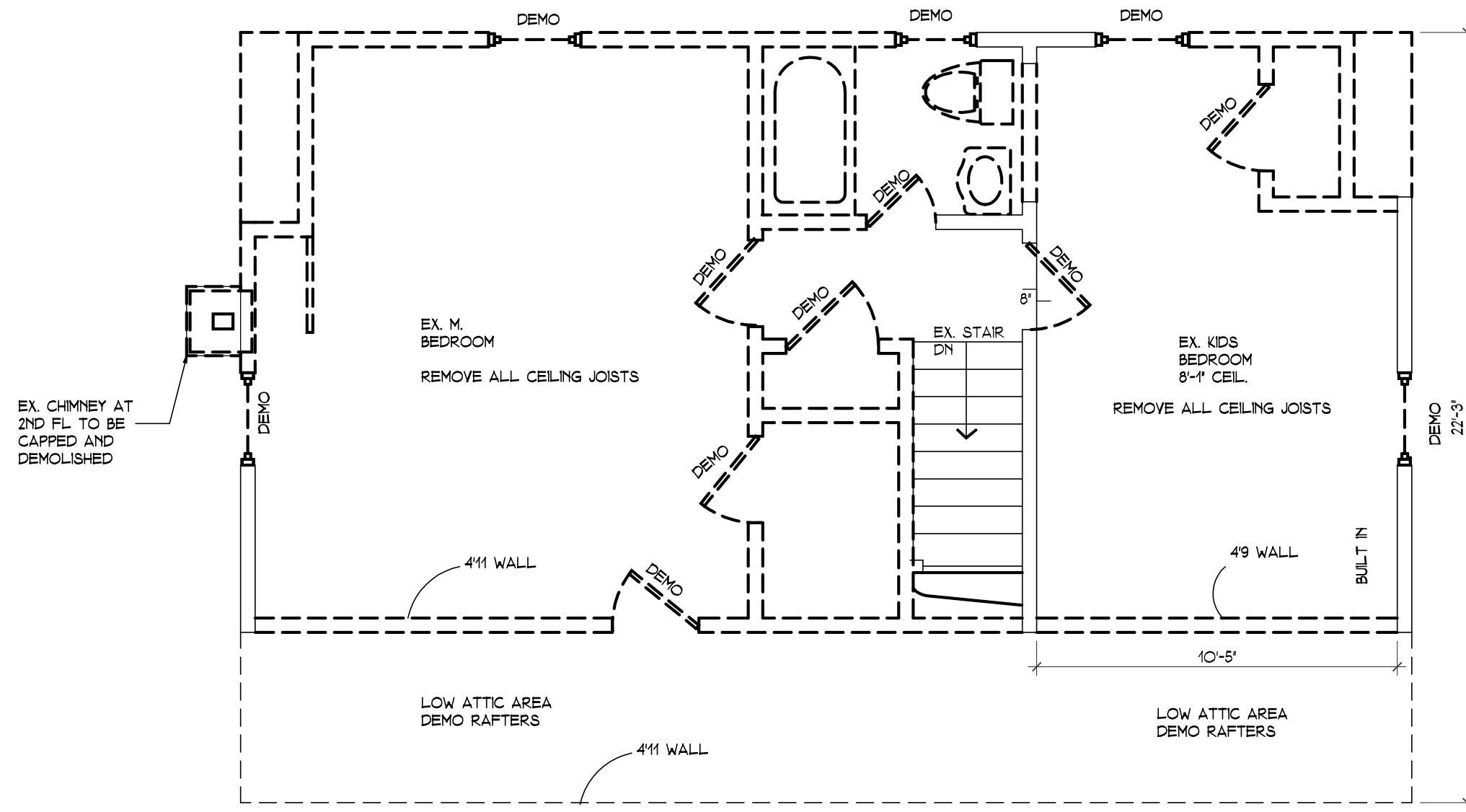
ADDITION AND RENOVATION FOR
THE KAPLANIS RESIDENCE

335 MARSHALL STREET
RIDGEWOOD, NEW JERSEY

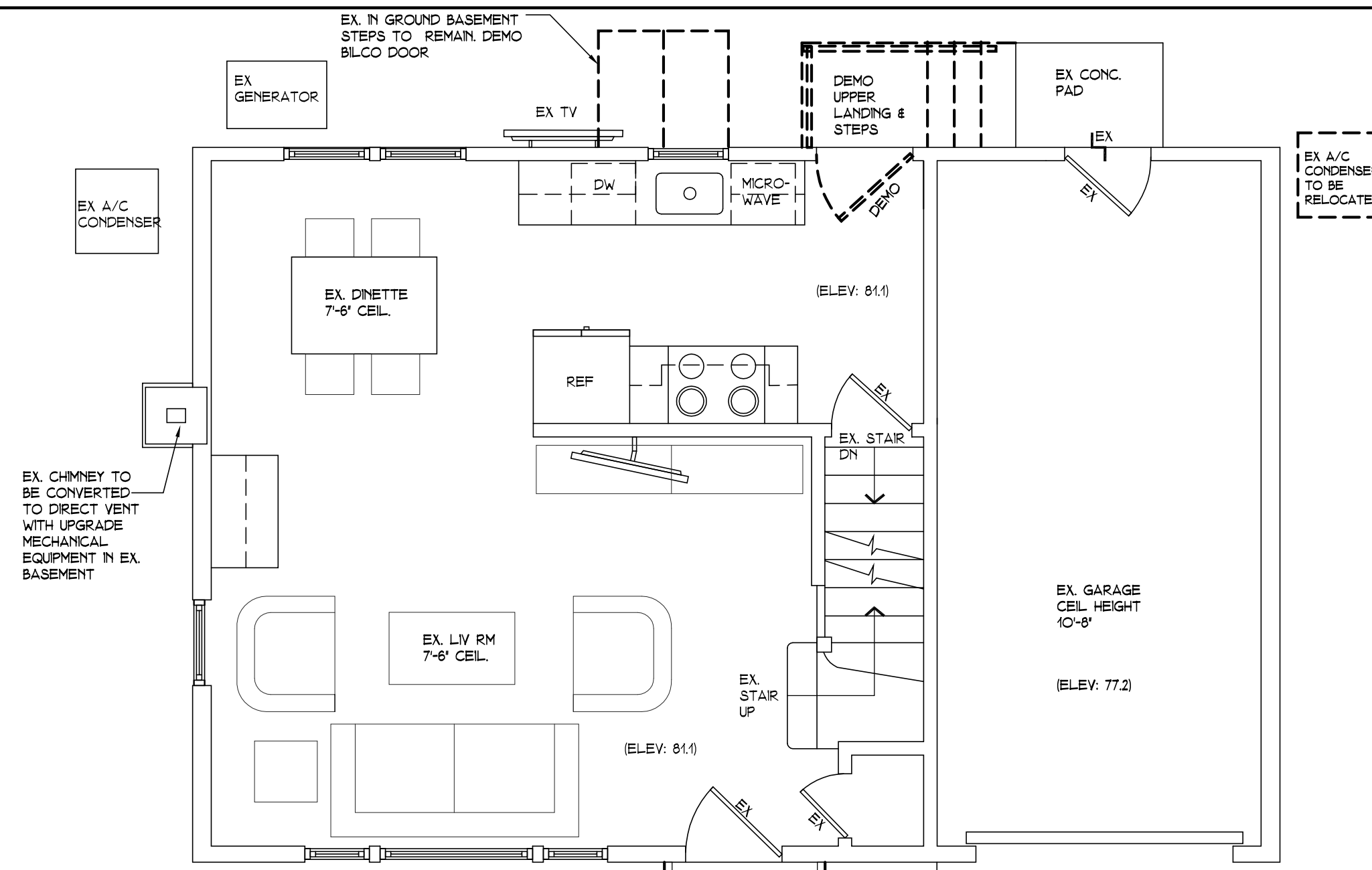
JORDAN ROSENBERG, R.A.
NJ ARCHITECT: #16495



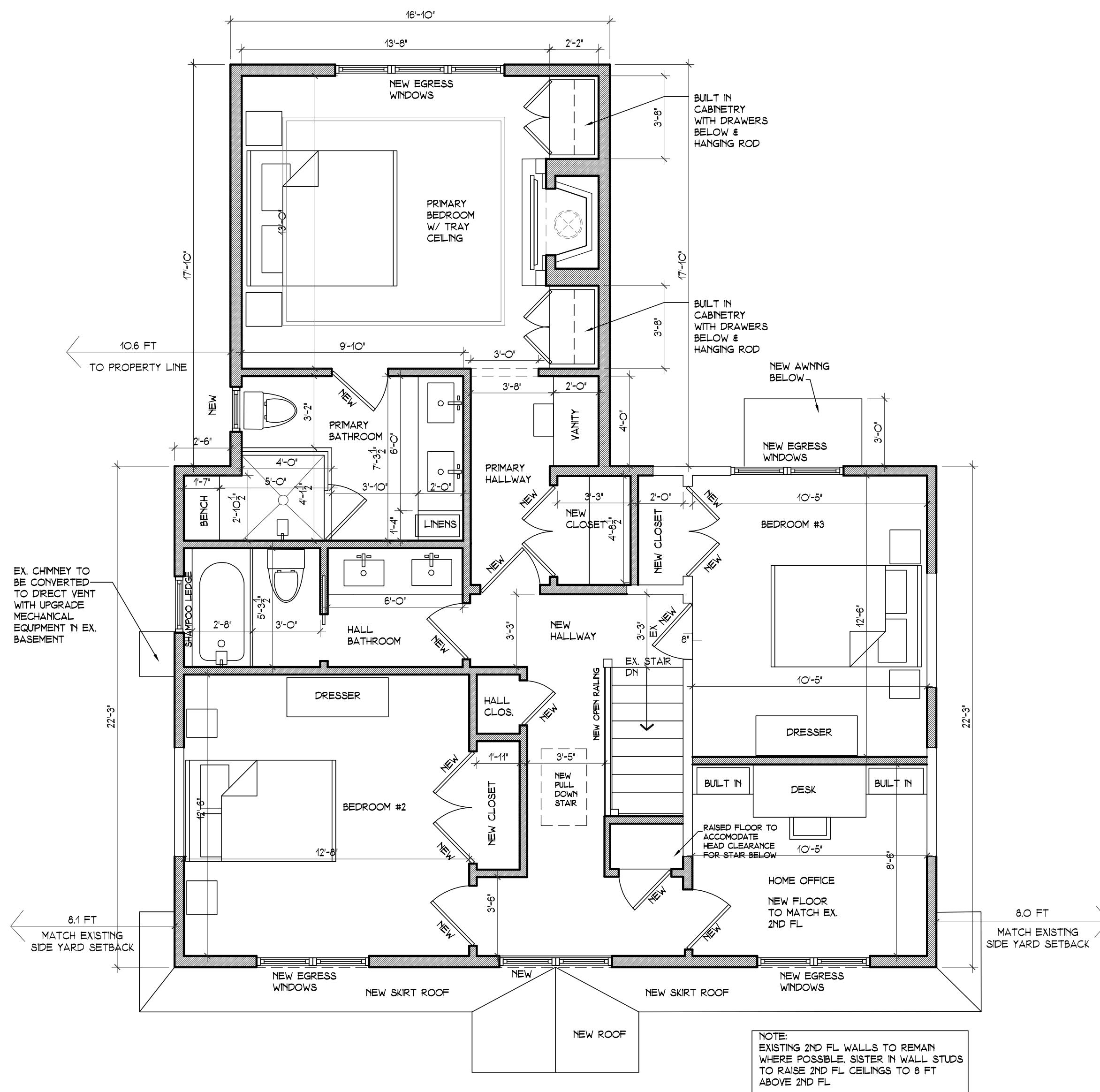
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SEE DRAWING TITLE	10-9-25
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JR	



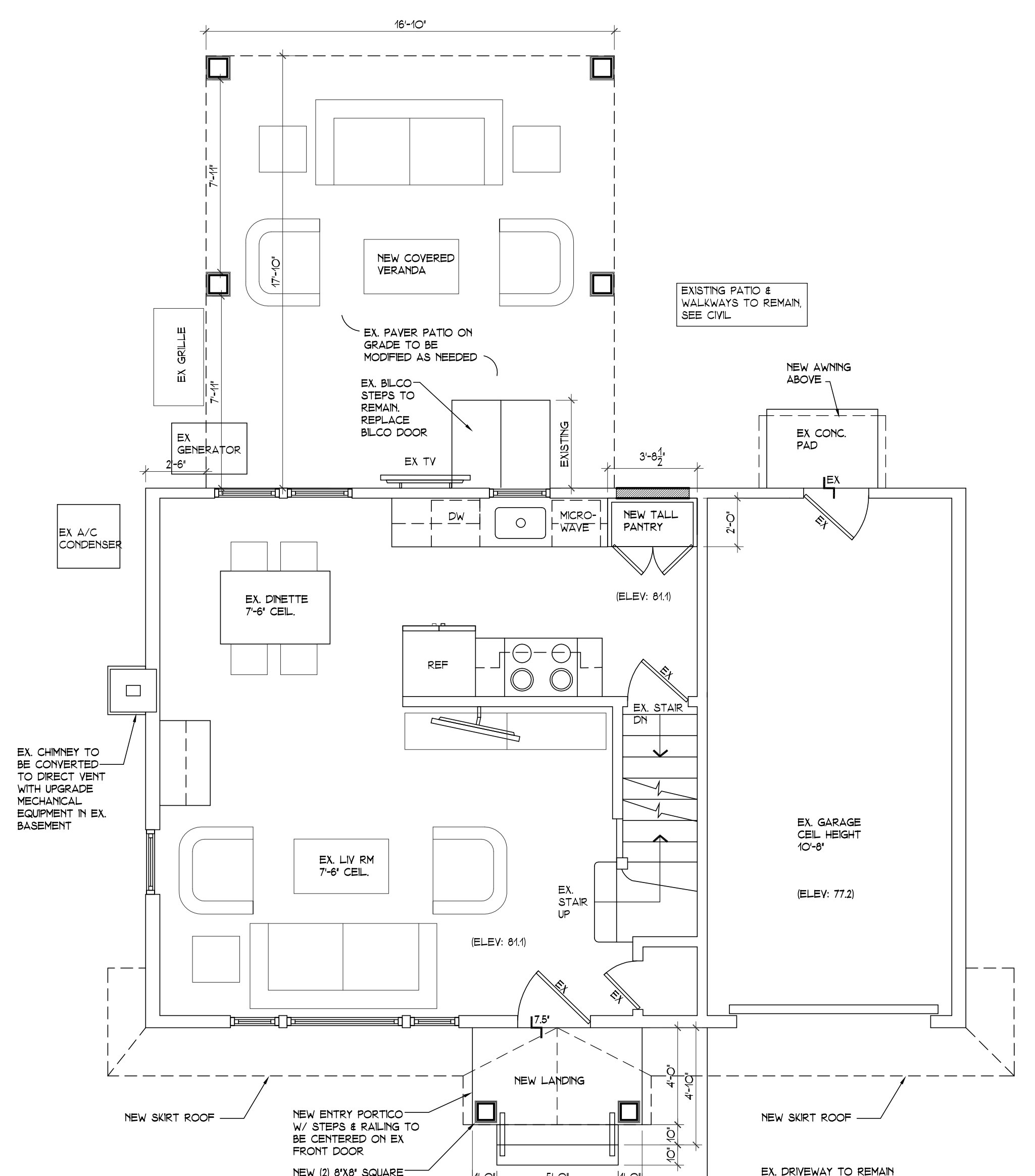
4 DEMO 2ND FLOOR PLAN
A-01 SCALE: 1/4" = 1'-0"



3 DEMO 1ST FLOOR PLAN
A-01 SCALE: 1/4" = 1'-0"



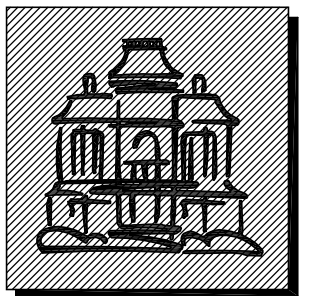
2 PROPOSED 2ND FLOOR PLAN
A-01 SCALE: 1/4" = 1'-0"



1 PROPOSED 1ST FLOOR PLAN
A-01 SCALE: 1/4" = 1'-0"

WALL LEGEND

	PROPOSED 2X6 EXTERIOR WALL AND 2X4 INTERIOR WALL
	PROPOSED 2X6 EXTERIOR WALL AND 2X4 INTERIOR WALL
	WALL, FIXTURE, OR FINISHES TO BE DEMOLISHED
	CMU WALL (THICKNESS VARIES, SEE PLAN)



Jordan Rosenberg
ARCHITECTS
& ASSOCIATES

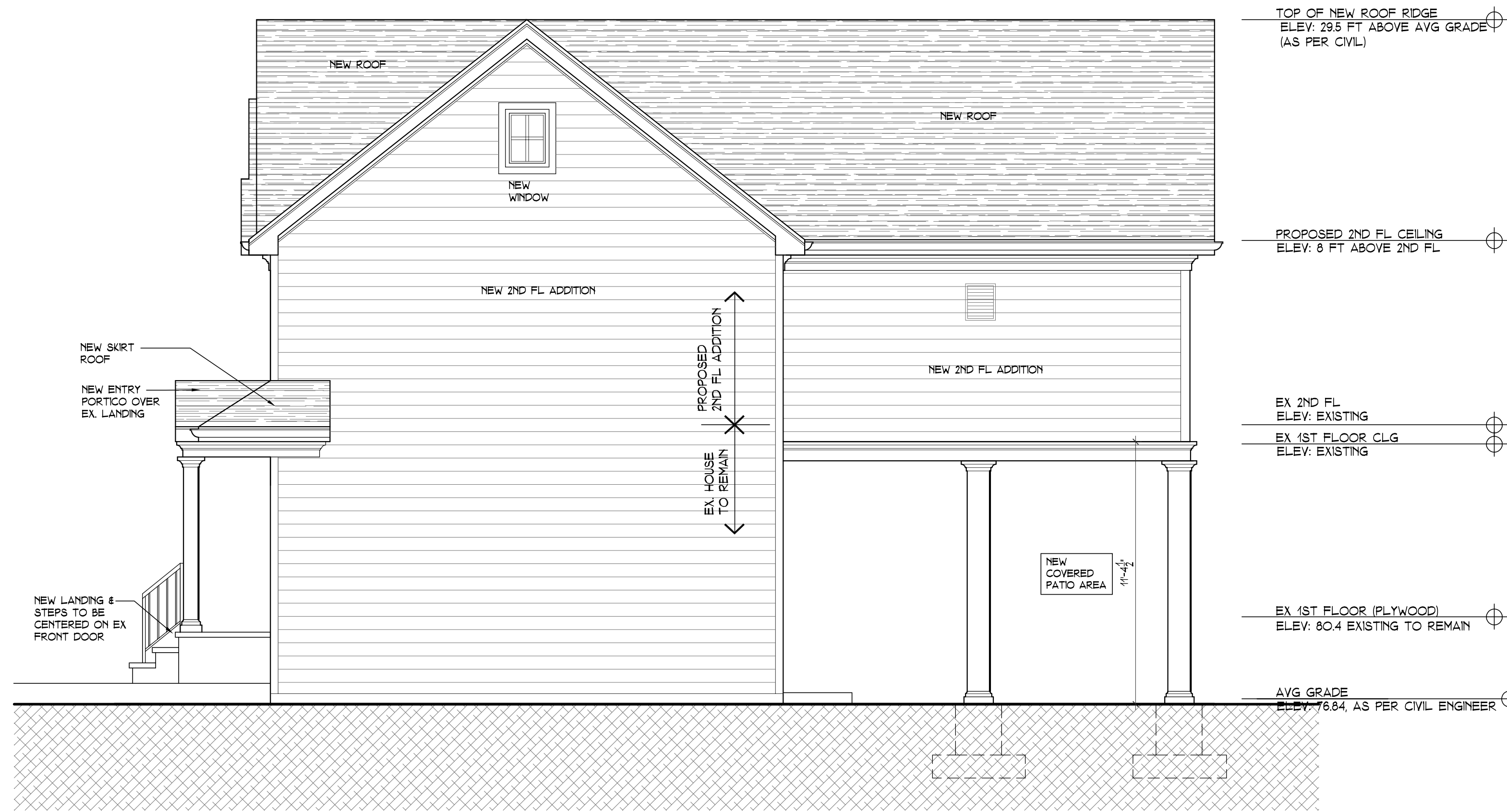
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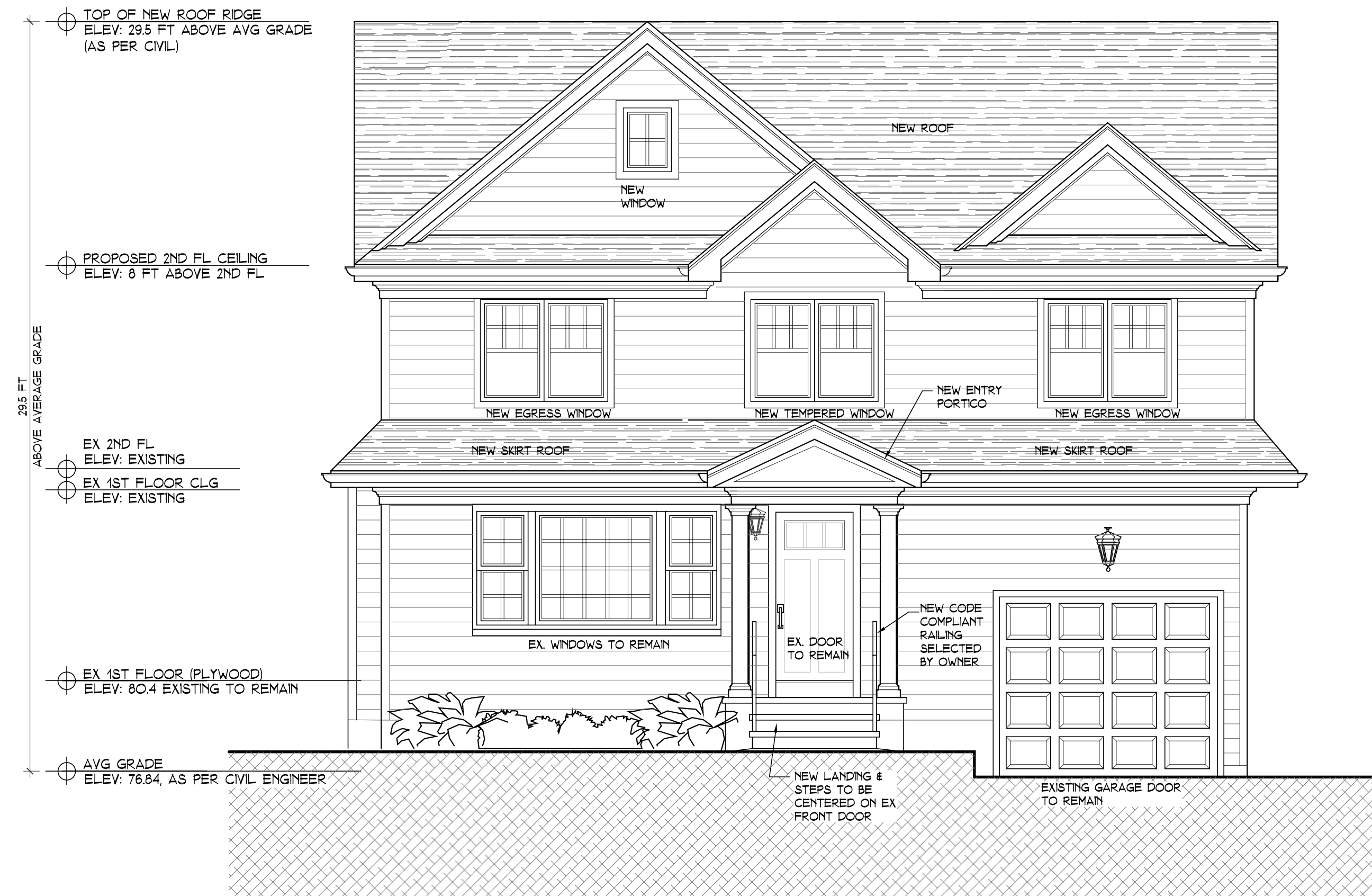
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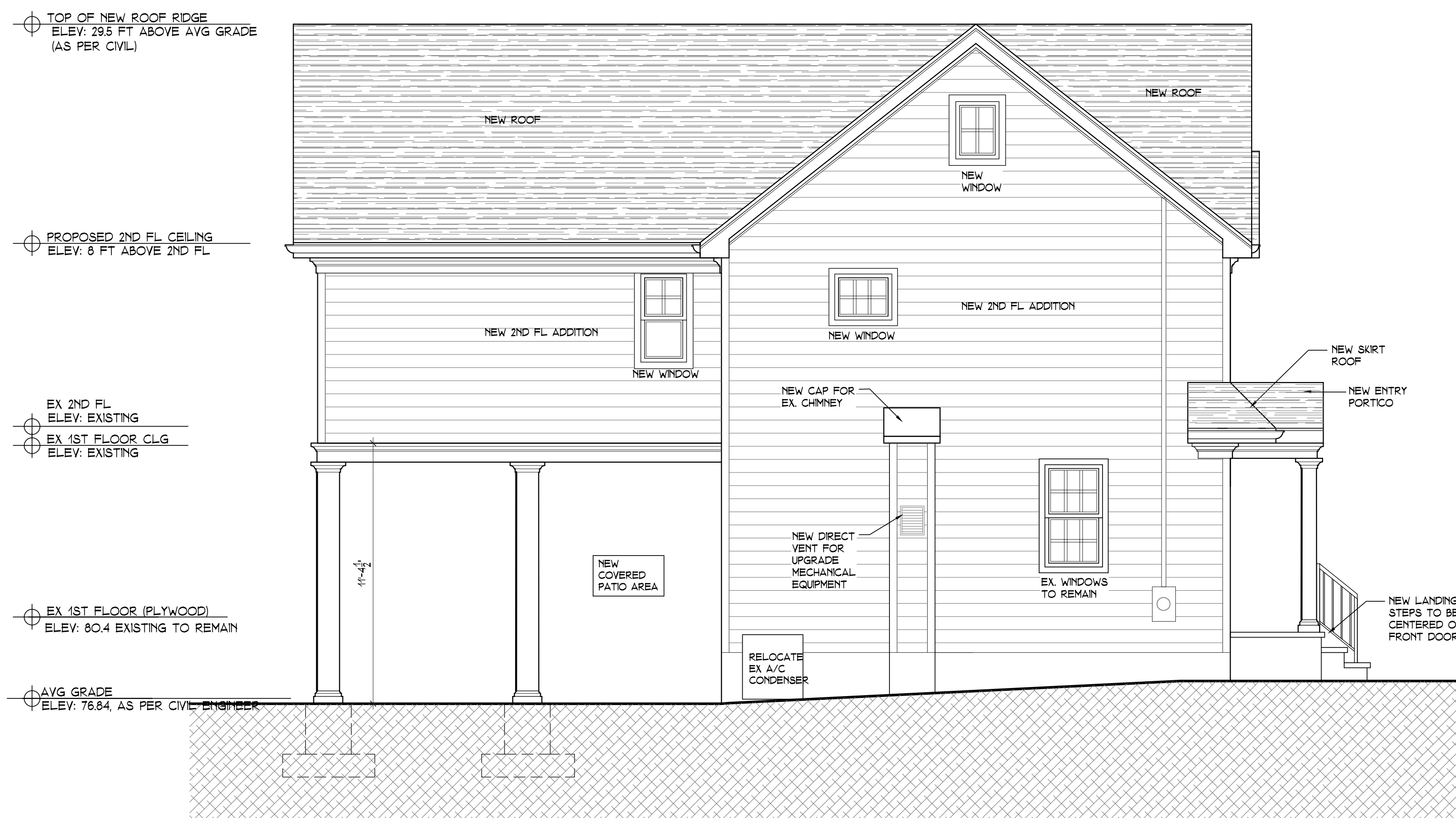
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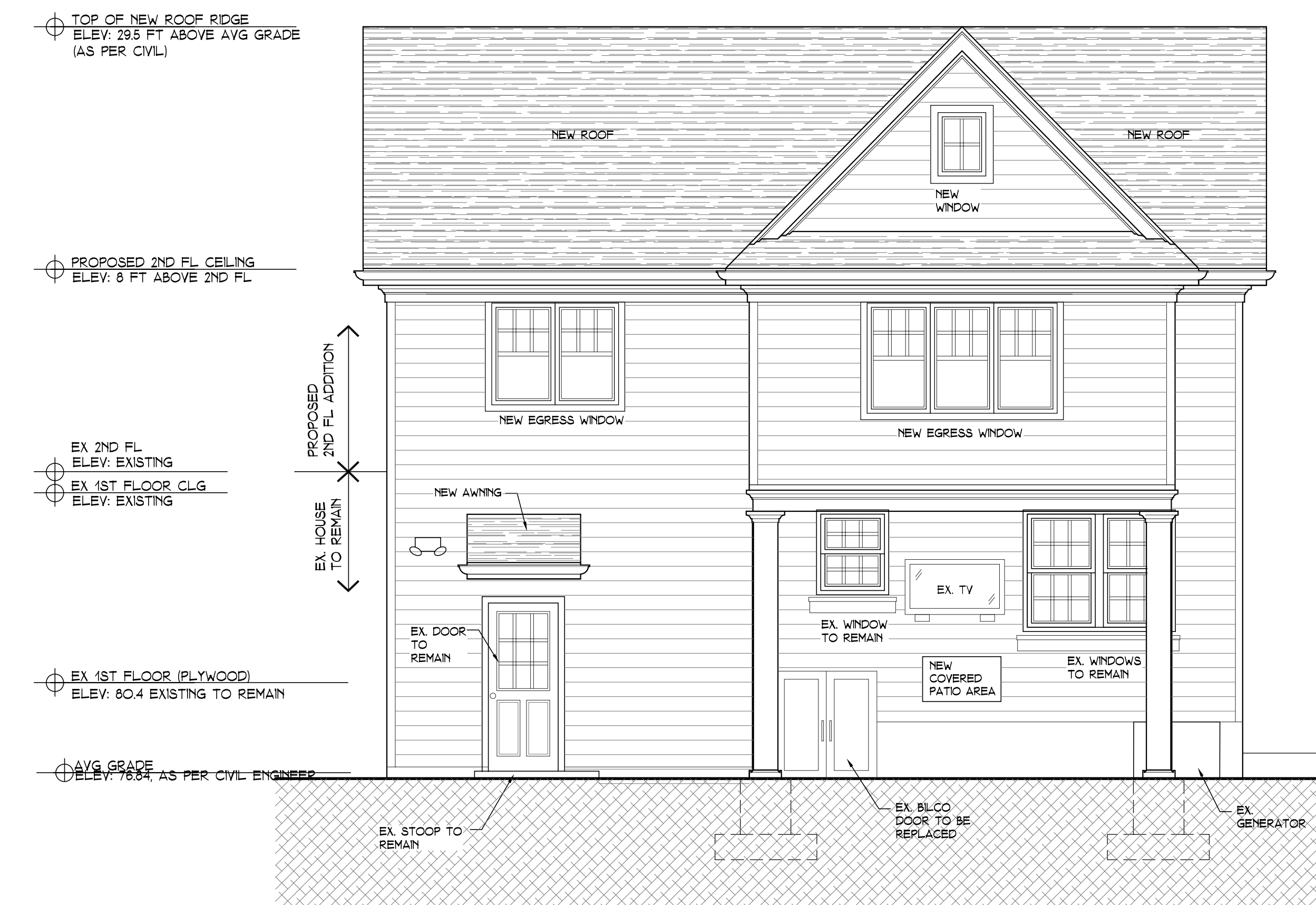
3 PROPOSED RIGHT SIDE ELEVATION
A-02 SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
A-02 SCALE: 1/4" = 1'-0"



4 PROPOSED LEFT SIDE ELEVATION
A-02 SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
A-02 SCALE: 1/4" = 1'-0"