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**To:** Ridgewood Zoning Board of Adjustment  
Christopher and Elizabeth Kaplanis

**From:** Elizabeth McManus, PP, AICP 

**Re:** ZBA  
335 Marshall Street  
Block 3607, Lot 31  
"C" Bulk Variance - Completeness Review and Comments

**Date:** September 18, 2025

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## 1.0 Materials Reviewed

- 1.1. Letter of Representation from Matthew G. Capizzi, Esq., dated August 7<sup>th</sup>, 2025.
- 1.2. Village of Ridgewood Board of Adjustment Application Form with attachments dated Jul 8<sup>th</sup>, 2025.
- 1.3. Survey affidavit dated July 8<sup>th</sup>, 2025.
- 1.4. Application for Permits Denial prepared by Paola G. Perez, dated June 26<sup>th</sup>, 2025.
- 1.5. Property Survey, prepared by Christopher J. Lantelme, P.E., PLS., dated April 23<sup>rd</sup>, 2024
- 1.6. 3 Sheet Architectural Plan prepared by Jordon Rosenberg last revised May 14<sup>th</sup>, 2025
- 1.7. 1 page Project Narrative, prepared by Matthew G. Capizzi, Esq., dated August 7<sup>th</sup>, 2025
- 1.8. Photo Exhibit of Premises, dated July 8<sup>th</sup>, 2025

## 2.0 Completeness Review and Comments

- 2.1. The subject property is a marginally undersized lot in the R-2 Zone (10,500 sf minimum required; 9,119 sf existing) situated on the northern side of Marshall Street, which has a 40' wide right-of-way. The lot's average width is also undersized (75 feet minimum required; 50 feet existing). The subject property has several existing yard nonconformities, including both side yards (10 feet minimum required each; 8.1 feet (west) and 8 feet (east) proposed) and the front yard (40 feet minimum required; 39.9 feet existing). The property also contains an existing nonconforming shed, deck and slate patio area, all of which are partially located on Lot 30 located to the east.
- 2.2. The applicant is proposing to demolish and replace the existing second story of the dwelling and construct a 133.3 s.f. second story only addition toward the rear of the site. The second story addition will be supported by above grade columns over an expanded paver patio veranda. It is worth noting that the second story addition to the rear over the proposed patio area is conforming to the side and rear yard requirements set forth in the ordinance. However, the replacement of the existing second story will be aligned with several nonconforming setback areas, which triggers the need for variance relief as well as the rear expansion



being supported by above grade columns.

- 2.3. As per the Application for Development, this property has not been the subject of any Board reviews and is not known to have received variance relief in the past.
- 2.4. The applicant requires the following relief from Section 190-104E:
  - a. Minimum Lot Area – Existing lot area must be a minimum of 10,500 square feet where 9,119 square feet is existing (*Existing Nonconformity*)
  - b. Minimum Lot Width at Front Setback Line – The minimum lot width at the front setback envelope line must be a minimum of 75 feet where 50 feet is existing (*Existing Nonconformity*)
  - c. Minimum Lot Width at All Other Points – The minimum lot width at all other points of the property must be a minimum of 60 feet where 50.38 feet is existing (*Existing Nonconformity*)
  - d. Minimum Lot Width (Average) – The average minimum lot width must be a minimum of 75 feet where 50 feet is existing (*Existing Nonconformity*)
  - e. Air conditioning unit is located less than 10 feet from the side lot line (*Existing Nonconformity*).
  - f. Minimum Front Yard – The minimum front yard setback must be a minimum of 40 feet where 39.9 feet is existing (**New Variance Condition at 2<sup>nd</sup> floor**)
  - g. Minimum Side Yard Setbacks – The minimum for each side yard setback must be 10 feet where 8.1 feet and 8 feet are proposed (**New Variance Condition at 2<sup>nd</sup> floor**)
  - h. Minimum Combined Side Yard Setback – The minimum combined side yard setback must be a minimum of 33% of the lot width. As such, 16.5 feet is required and 16.1 feet is proposed (**New Variance Condition at 2<sup>nd</sup> floor**)
  - i. Buildings/Structures Raised on Columns – In no instance shall any structure be permitted to be supported by above grade piers, columns, pylons or similar structures. Applicant proposes a 2<sup>nd</sup> story addition supported by above grade columns over the proposed patio area (**New Variance Condition at Rear Expansion**)
  - j. Accessory Structures (Raised deck, slate patio area and accessory Shed) are located partially on the property of the lot to the east (*Existing Nonconformity*).
- 2.5. Given the proposed nonconforming nature of the rear addition, the Applicant should be prepared to discuss the construction details of the proposed above grade support columns and footings at the Board hearing.
- 2.6. There appears to be a typo on Sheet 1 of the Architectural Plans showing the distance between the proposed entry portico and front lot line. The plan erroneously reads '3.07' to new entry portico, whereas the zoning table shows that it is supposed to be 35.07 feet. This should be revised upon resubmission.
- 2.7. The plans appear to indicate that the existing patio has an existing nonconforming side setback to the eastern lot line (10 feet is required). Since the Applicants are proposing to expand the patio area by roughly 75 square feet, this will require variance relief. The Applicants shall provide confirmation that this is the intent of what they are proposing and should revise the application accordingly.
- 2.8. Include a North Arrow on the first sheet of the plans showing existing and proposed conditions.