

**VILLAGE OF RIDGEWOOD
ZONING BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

Re: Application of Christopher and Elizabeth Kaplanis (the "Applicant")
335 Marshall Street; Block 3607, Lot 31 (the "Property")

PLEASE TAKE NOTICE that on December 9, 2025 at 7:30 P.M., or as soon thereafter as the matter can be heard, the above-named Applicant will apply to the Zoning Board of Adjustment of the Village of Ridgewood (the "Board") in the Village Hall Court Room at the Municipal Building located at 131 North Maple Avenue, Ridgewood, New Jersey, 07450 for the purpose of reviewing and taking action on the application for development of Christopher and Elizabeth Kaplanis for property commonly known as 335 Marshall Street, Ridgewood, New Jersey, 07450, also known as Block 3607, Lot 31 on the current tax assessment map of the Village of Ridgewood (the "Property").

The Property is improved with a single-family dwelling with a macadam driveway, rear paver patio, rear detached deck and shed, and other associated improvements. The Applicant is before the Board 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 (the "Application").

Pursuant to N.J.S.A. 40:55D-70(c)(1) and (c)(2), the Application requires variance relief as follows:

- Minimum Front Yard Setback: (40' Minimum Required v. 35.07' Proposed as to New Entry Portico);
- 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 v. 16.1' Existing and Proposed);
- Building Support by Columns Not Permitted v. Rear Second-Story Addition Above Patio Supported by Columns; and
- Minimum Patio Side Yard Setback: (10' Required; 8.5' Existing and Proposed).

In addition to the foregoing described approvals, the Applicant will also seek the Board's approval for any and all exceptions, waivers, variances and other incidental relief, including checklist waivers, that may be required or deemed necessary by the Board and/or its professionals after or during its review of this application, together with any further relief that may be deemed necessary by the Applicant during the hearing process, including that which may be generated by way of revised plans and submission of same.

Measurements, percentages and other calculations provided in this notice are in accordance with the development plans filed with the application. Please note that to the extent plan and/or application revisions are made during the hearing process, these measurements, percentages and other calculations will likely change, as will the associated relief required. The Applicant reserves the right to amend its application accordingly.

At said time and place, you, or your agent or attorney, may appear before the Board to present any comments you may have in connection with this application. The application and supporting materials will be available for public review at least ten (10) days prior to the aforesaid meeting during regular business hours in the office of the Zoning Board of Adjustment located in the Municipal Building located at 131 North Maple Avenue, Ridgewood, New Jersey, 07450. The public hearing may be continued without further notice on such additional or other dates as the Board may determine.

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Record/Herald-November 18, 2025 Fee: \$71.28

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