

APPLICATION FORM VILLAGE OF RIDGEWOOD BOARD OF ADJUSTMENT

(THIS BOX FOR OFFICIAL USE ONLY)		
RECEIVED AUG 05 2025	DATE RECEIVED: _____	BLOCK(S): <u>1910</u> LOT(S): <u>3</u>
ADDRESS OF SUBJECT PROPERTY: <u>370 Upper Boulevard, Ridgewood NJ 07450</u>		
APPLICANT NAME: <u>Pavan Rayabarapu and Rajani Nomula</u> <u>c/o Matthew G. Capizzi, Esq.</u>		APPLICATION NO.: <u>ZBA 25-33</u>

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	\$600.00	\$1,800.00
<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)		
TOTAL	\$600.00	\$1,800.00

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 Pavan Rayabarapu and Rajani Nomula 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 370 Upper Boulevard, Ridgewood NJ 07450
- J. Applicant's interest in land, if not owner (e.g., contract purchaser, owner's agent, etc.)
N/A - Applicant is the Owner

PART II. EXISTING PROPERTY INFORMATION

- A. Street Address of Property to be Developed 370 Upper Boulevard, Ridgewood NJ 07450
- B. Tax Map Block Number(s) 1910 Lot Number(s) 3
- 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) 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 Front Yard Setback as to Upper Boulevard: (40' Minimum Required v. 38' Existing and Proposed);
2. Minimum Front Yard Setback from Covered Porch as to Upper Boulevard: (40' Minimum Required v. 35' Proposed);
3. Minimum Rear Yard Setback: (30' Minimum Required; 19.8' Existing; 11' Proposed); and
4. Maximum Height for Retaining Wall with Fence: (4' Maximum Allowed v. 11' Proposed).

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))

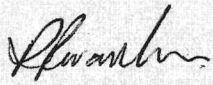
PART V. SIGNATURES AND AUTHORIZATIONS

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

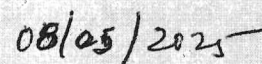
The undersigned applicant and owner agree that if any of the information presented in this application changes prior to the issuance of any permits by the Village for the subject application, I/we will promptly notify the Board of such changes prior to the issuance of such permits.

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.

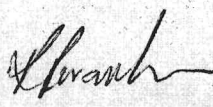
The undersigned agree to keep current all escrow accounts for review of this application and to pay any outstanding balances.



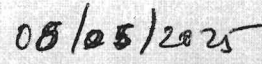
Applicant/Appellant



Date



Owner



Date

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 5, 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: Rayabarapu/Nomula – Ridgewood ZBA (the “Applicant”)
370 Upper Boulevard; Block 1910, Lot 3 (the “Property”)

Dear Mr. Chairman and Members of the Board:

The Property is a corner lot located in the Villages R-2 Zone, contains a lot area of 9,372 square feet where 14,700 square feet is the minimum required and an average lot depth of 116.76’, where 120’ is the minimum required. The Property is improved with a single-family dwelling with an open front and side porch. Due to the undersized nature of the lot as to area and depth, the existing improvements are non-conforming as to (1) Minimum Front Yard Setback as to Upper Boulevard: (40’ Minimum Required v. 38’ Existing), and (2) Minimum Rear Yard Setback: (30’ Minimum Required v. 19.8’ Existing).

The Applicants seek to renovate and expand the existing single-family dwelling by 1) constructing a second-story addition above the existing first floor, 2) constructing a two-story addition on the left (northerly) side of the dwelling, 3) adding a covered porch along Upper Boulevard, and 4) expanding the driveway. The aforementioned work is collectively referred to as the “Application”.

The Application requires the variance relief described below:

- Minimum Front Yard Setback as to Upper Boulevard: (40’ Minimum Required v. 38’ Existing and Proposed) – The variance results from adding the second-story addition atop the existing first floor and the two-story addition along the left (north) side of the dwelling. The additions are being placed so as not to further encroach into the required yard.
- Minimum Front Yard Setback from Covered Porch as to Upper Boulevard: (40’ Minimum Required v. 35’ Proposed) – The proposed covered front porch will improve the property’s functionality and curb appeal. It is consistent with neighboring properties.

- Minimum Rear Yard Setback: (30' Minimum Required; 19.8' Existing; 11' Proposed) – The proposed two-story addition would reduce the rear yard setback to approximately 11 feet. This variance results from the home being set closer to the Northerly property line, providing for an enhanced setback along Glen Avenue, but creating a shallow rear yard. The variance also results from the shallowness of the lot as to lot depth. Lastly, the variance results from the property having two front yards, causing the norther property line to be designated a rear yard even though this yard functions as a side yard. Given the layout of the existing home, the expansion needs to occur towards the North. The design enhances the overall functionality and aesthetics of the home without resulting in any substantial detriment to neighboring properties due to the building height and coverages being conforming.
- Maximum Height for Retaining Wall with Fence: (4' Maximum Allowed v. 11' Proposed) – The Property, along the existing driveway, is improved with existing retaining walls that provide a height of 5.5'. New walls are proposed at the reconfigured driveway that will provide a height of 7'. Given the height of the walls, fall protection is required and will be provided by way of a 4' fence. The combined height of the fence and retaining wall is necessary to work with existing grading. The Applicant is proposing substantial landscaping to screen the walls from adjacent properties and 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

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 370 Upper Blvd, Ridgewood NJ (called this "Property") which we now own and possess _____ to.
- 3. Survey.** We have examined the attached survey of this Property dated 9/7/2024 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)

Rajani Nomula

Rajani Nomula

Pavan Rayabarapu

Pavan Rayabarapu



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: 370 Upper Boulevard, also
 known as BLOCK 1910 LOT 3

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 Wondergem, 8/4 /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

CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION

BLOCK 1910, LOT 3, 370 Upper Boulevard (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 Wondryen 8/4/25
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 Wondryen 8/4/25
Signature of Zoning Board Secretary



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 370 Upper Blvd, also known as Block 1910 Lot 3
 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 Repetitive Loss Area None

The **main building** on the property:

_____ is located in a Special Flood Hazard Area with a **Base Flood Elevation** of: +/- _____ (NGVD 1988), which correlates to a flood depth of +/- _____. 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: N/A Lowest Shingle Elevation: N/A First Floor
 Elevation: N/A

Dated: 8/4 /2025 Jane Wondrym for/
 Christopher J. Rutishauser, PE, CPWM
 Director of Public Works/Village Engineer