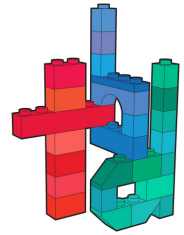


May 4, 2026

Malvika Apte, PP, AICP
Planning Board Planner



theodora boyadjis designs

RE: Block: 158
Lot: 28.01
15 Ridgeway Ave
Application No. PB 2-01

Dear Ms. Apte,

The following changes have been made in response to your letter dated May 1, 2026:

- 6. b. Building height: The building height is shown on the front elevation of both houses, sheets V-4 and V-9; The building height is 34.5' for proposed lot 28.04 and 34.2 for proposed lot 28.03. Both houses are 2 stories in total.
- 6. f. Floor plans: Basement plans have been added on sheets V-1 and V-6. There is an external stair providing access to the basement in both houses. Each house is intended as a single family residence. The spice kitchen has been changed to a pantry and is intended as an accessory space to the main kitchen. It is a luxury amenity to provide a food prep area in an enclosed room to manage smells and oil since the rest of the house is open concept.
- 1. The remaining sheets have been renumbered to accommodate the additional basement plan sheets.
- 2. Exterior elevations on sheets V-4 and V-5 have been modified to accommodate the building height revision.
- 3. The second floor plan on sheet V-8 has been modified to eliminate the kitchenette above the garage.

Please let me know if you need any additional information or clarification.

Sincerely,

A handwritten signature in blue ink that reads 'Theodora Boyadjis'. The signature is fluid and cursive, with the first name being more prominent.

Theodora Boyadjis, RA, LEED AP

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