

To: Ridgewood Zoning Board of Adjustment

From: Susan Gruel, PP
Gabrielle Thurm, AICP

CC: Jane Wondergem
Chris Rutishauser, PE
Bruce Whitaker, Esq

Date: July 10, 2025

Re: ZBA 25-20 Mahmoud
230 Fairfield Avenue
Block 3212, Lot 7
"C" Bulk Variance - Completeness Review and Comments

I have reviewed the following materials in preparation of this report:

- Village of Ridgewood Board of Adjustment Application Form with attachments dated June 11, 2025.
- Property survey prepared by Schmidt Surveying, dated December 14, 2024.
- Supplemental Documents including Certificate of Prior Planning and Zoning Board Action and Attached Resolution.
- 5 Sheet Plan Set, prepared by Ibrahim Issa, RA, II Archi, dated January 23, 2025.
- 2 Page Cover Letter dated June 10, 2025.
- Village of Ridgewood Zoning Compliance Table

Completeness Review and Comments

1. The subject property is an undersized lot in the R-2 Zone on the west side of Fairfield Avenue. The property is developed with a two and a half-story residential structure with typical improvements including a porch on the south side of the property and a patio in the rear of the dwelling.
2. The applicant is proposing to construct an addition to the attic for two (2) bedrooms, a bathroom, and a closet. The addition will increase the dwelling height from 26.6 feet to 29.9 feet and will increase the gross building area from 34% to 38%.
3. Existing non-conforming features include:
 - a. Excessive Lot Area within 140 Feet of Graydon Terrace Front Lot Line (Graydon Terrace)
 - b. Insufficient Lot Width at Minimum Front Yard Setback (Graydon Terrace)
 - c. Insufficient Lot Depth (Fairfield Avenue)

- d. Insufficient Front Yard Setback (Fairfield Avenue)
 - e. Insufficient Rear Yard Setback
 - f. Excessive Coverage within 140 Feet of Front Lot Line (Graydon Terrace)
4. On September 9, 2008, the applicant was granted variances for excessive gross building area and for excessive gross building area 140 feet of front lot line (Graydon Terrace).
5. The applicant requires the following relief:
- a. Excessive Gross Building Area – The proposed addition will increase the gross building area to 38% where a maximum of 32% is permitted.
 - b. Excessive Gross Building Area 140 Feet of Front Lot Line (Fairfield Avenue) – The new addition will increase the gross building area within 140 feet of Fairfield Avenue to 38% where a maximum 32% is permitted.
 - c. Excessive Gross Building Area 140 Feet of Front Lot Line (Graydon Terrace) – The new addition will increase the gross building area within 140 feet of Graydon Terrace to 44% where a maximum 34% is permitted.
6. The application is complete and can be scheduled for a hearing.