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PLEASE RESPOND TO WOODCLIFF LAKE OFFICE

August 26, 2025

PROPERTY OWNER NOTICE

RE: Application for Variance Relief - Mahmoud,
230 Fairfield Avenue, Ridgewood, NJ

Dear Property Owner:

PLEASE TAKE NOTICE that an Application for Variance Relief has been filed on behalf of Muhammad Mahmoud ("Applicant") for property identified as 230 Fairfield Avenue, Ridgewood, New Jersey ("Property") with the Zoning Board of the Village of Ridgewood ("Board") pursuant to the provisions of the Land Use and Development Ordinance of the Village of Ridgewood ("Code"). The Property is designated as Block 3212 Lot 7 on the current Village of Ridgewood Tax Assessment Map and is located in the R-2 Single Family Zone District.

Applicant seeks approval for an addition to the attic for two bedrooms, bathroom and closets as well as the alteration of a second-floor bathroom to accommodate family needs. Applicant seeks the following variance relief to permit a deviation from the Code:

§190-104E(12) Maximum Gross Building Area - 32% (3975 SF) allowed, 34% (4245 SF) existing, 38% (4721 SF) proposed.

§190-104E(13) Maximum Gross Building Area w/i 140 ft of Front Lot Lines - 3360 SF (32.1%) allowed, 4155 SF (40%) existing, 4631 SF (44%) proposed from Graydon Terrace; and 32% (3975 SF) allowed, 34% (4245 SF) existing, 38% (4721 SF) proposed from Fairfield Avenue.

The Applicant will also seek the Board's approval for any and all variances, exceptions, waivers, interpretations and other incidental relief that may be required or deemed necessary by the Board 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 site 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 per the Borough Ordinance. The Applicant reserves the right to amend its application accordingly.

The application is scheduled to be heard before the Village of Ridgewood Zoning Board on Tuesday, September 9, 2025, at 7:30 pm, or as soon thereafter as the matter may be heard, in the Sydney V. Stoldt, Jr. Courtroom on Level Four of Village Hall, 131 N. Maple Avenue, Ridgewood, NJ 07450. The application is available for review on the Village of Ridgewood website, www.ridgewoodnj.net, and at the office of the Secretary to the Board of Adjustment in the Ridgewood Village Hall, 131 N. Maple Avenue, Ridgewood, NJ 07450 during office hours of 8:30 a.m. to 4:30 p.m.

This Notice is being published upon order of the Board.

PRICE, MEESE, SHULMAN & D'ARMINIO, P.C.

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