

To: Village of Ridgewood Zoning Board of Adjustment
Peter Fishkin & Leila Nosrati

From: John Barree, PP, AICP - john@mjplanningllp.com

CC: Bruce Whitaker, Esq. Board Attorney
James McGrath, PE, Director of Public Works / Village Engineer
Jane Wondergem, Board Secretary

Date: March 9, 2026

Re: ZBA 25-44 Fishkin and Nosrati
385 Hamilton Road
Block 1106, Lot 13
Completeness Review and Planning Comments

This memorandum constitutes a completeness review and planning comments for the above referenced application. As requested, I have reviewed the following materials in preparation of this report:

- Village of Ridgewood Zoning Application with attachments, dated October 20, 2025.
- Letter of Zoning Denial, dated April 23, 2025.
- Property survey prepared by Bernard Crischenzo, PLS, dated July 23, 2025.
- Architectural Plan, consisting of 8 sheets, prepared by Mary Fitzpatrick Scro, RA, dated August 21, 2025.

Completeness Review and Planning Comments

1. The subject property is a substantially undersized lot on the north side of Hamilton Road in the R-1 Zone. The lot is developed with a single-family house with an attached garage and other customary residential improvements.
2. The applicant is proposing to construct a new elevated deck and steps in the rear (northwest) corner of the existing dwelling. The proposed deck will by steps to the existing patio.
3. The application requires the following relief:
 - a. Insufficient Rear Yard Setback – The required rear yard setback is 30 feet where 29.06 feet exists to the dwelling and 22.31 feet is proposed to the new deck.
4. The application is technically complete and scheduled for the March 24, 2026 Zoning Board meeting.