Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda Sept. 24, 2020

1. Approval of minutes.
2. Applications
3. Memorialization

Applications

1366 Yaniv Iluz **37 7th St.** **B 60 L 6**

Description	**Required**	**Existing**	**Proposed**	**Variance**
Front Yard Set Back	25 ft	25.2'	25.2'	
Side Yard Abutting/Lot	15 ft	18.4'	18.4'	
Other Side Yard	20 ft			
Combined Side Yards	35 ft	38.2'	38.2'	
Rear Yard Set Back	30 ft	36.5'	36.5'	
Max. Livable Fl. Area (FAR)	30.%			
Lot Frontage	100 ft	80 ft		
Lot Depth	100 ft	105.54 ft		
Bldg. Coverage %	20%	20.0%		
Impervious Coverage variable	**31.9%**	**30.5%**	**40.4%**	**8.5%**
Height of Bldg	28'			
Lot Area	10,000 sq.ft	8,482 sq.ft		
Min.Driveway side-yard	10'			

Mr. Iluz is before the ZBOA, he proposes to install an in ground pool.

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Memorialization

1365 [redacted]

Description	**Required**	**Existing**	**Proposed**	**Variance**
Front Yard Set Back	25 ft	31.6' ft		
Side Yard Abutting/Lot	15 ft	10.3'		
Other Side Yard	20 ft	9.6'		
Combined Side Yards	35 ft	19.9'		
Rear Yard Set Back	30 ft	45'		
Max. Livable Fl. Area (FAR)	33.6%			
Lot Frontage	100 ft	75 ft		
Lot Depth	100 ft	100 ft		
Bldg. Coverage %	20%			
Impervious Coverage variable	**32.4%**	**28.13%**	**33.64%**	**1.24%**
Height of Bldg	28'			
Lot Area	10,000 sq.ft			
Min.Driveway side-yard	**10'**		**1.5'**	**8.5'**

[redacted] **was granted the above variances to expand their non-conforming driveway**