

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 8 pm  
Agenda Apr. 27, 2017**

1. Call to order
2. Roll Call
3. Approval of minutes.
4. Applications
5. Memorialization

\*\*\*\*\***REVISED**\*\*\*\*\*

**Applications**

**1299 Harry McCormick          46 Heatherhill Rd          Block 1.04 Lot 5**

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft		12.5' 10.5'	2.5' 9.5'
Combined Side Yards	35 ft		23'	12'
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	(variable) 34.32%		36.33%	2.01%
Lot Frontage	100 ft	75'		Tech.
Lot Depth	100 ft			
Bldg Coverage %	20%			
Impervious Coverage	(variable)			
Height	28 ft			
Lot Area.	10,000 sq.ft	7,500 sq.ft		Tech.

The applicant proposes to construct an addition to the above referenced residence.

**1300 Avi Lavon          73 Cedar St          Block 54.01 Lots 73-74**

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
<b>Side Yard Abutting/Lot</b>	<b>15 ft</b>		7.3'	7.7'
<b>Combined Side Yards</b>	<b>35 ft</b>		22.67'	12.33'
Rear Yard Set Back	30'			
<b>Max. Livable Fl.Area FAR</b>	<b>(variable) 39%</b>		47.9%	8.9%
<b>Lot Frontage</b>	<b>100 ft</b>	50'		Tech.
Lot Depth	100 ft			
Bldg Coverage %	20%			
<b>Impervious Coverage</b>	<b>(variable) 35%</b>		38.41%	3.41%
<b>Height</b>	<b>28 ft</b>		30.5'	2.5'
Lot Area.	10,000 sq.ft	13,135 sq.ft		

The applicant proposes to construct a new single family residence.

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**Memorializations**

**1288 Nicholas and Elefteria Stathatos 256 E. Madison Ave Block 92.08 Lot 1**

The applicants were granted the following variances to construct a new single family residence

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25'			
<b>Side Yard Abutting/Lot</b>	<b>15'</b>	<b>14.5'</b>	<b>15'</b>	
<b>Combined Side yards</b>	<b>35'</b>	<b>39.5'</b>	<b>37.2'</b>	
Rear Yard Set Back	30'			
<b>Max. Livable Fl.Area FAR</b>	<b>Variable 34.32 %</b>	<b>33.56%</b>	<b>34.49%</b>	<b>0.17%</b>
<b>Lot Frontage</b>	<b>100'</b>			
Lot Depth	100'			
<b>Bldg Coverage %</b>	<b>20%</b>	<b>24.57%</b>	<b>19.36%</b>	
<b>Impervious Coverage</b>	<b>Variable 32.4%</b>	<b>50.34%</b>	<b>36.22%</b>	<b>3.82%</b>
Height	28'			
<b>Lot Area.</b>	<b>10,000 sq.ft</b>	<b>9177.72 sq.ft</b>		<b>TECH</b>
Driveway from Prop. line.	10'		4'	6'

**1297 Orly Amir 94 Park Ave. Block 167 Lots 7-8**

The applicant was granted the following variances to construct a new single family residence

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft		<b>11.25'</b>	<b>3.75'</b>
Combined Side Yards	35 ft		<b>22.5'</b>	<b>12.5'</b>
Rear Yard Set Back	30'			
<b>Max. Livable Fl.Area FAR</b>	<b>(variable) 39%</b>		<b>40.4%</b>	<b>1.40%</b>
<b>Lot Frontage</b>	<b>100 ft</b>	<b>50'</b>		<b>TECH.</b>
Lot Depth	100 ft			
<b>Bldg Coverage %</b>	<b>20%</b>		<b>24.16%</b>	<b>4.16%</b>
Impervious Coverage	(variable)			
Height	28 ft			
<b>Lot Area.</b>	<b>10,000 sq.ft</b>	<b>5,000sq. ft</b>		<b>TECH.</b>

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**1298 Don Shapir                                      12 Woodland Rd                                      Block 191 Lot 3**

The applicant was granted the following variances to construct an addition to the above residence.

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft	<b>9.8'</b>	<b>9.8'</b>	<b>5.2'</b>
Combined Side Yards	35 ft	<b>24.7</b>	<b>30.3</b>	<b>4.7'</b>
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	(variable)			
Lot Frontage	100 ft	<b>85'</b>		<b>TECH.</b>
Lot Depth	100 ft			
Bldg Coverage %	20%			
Impervious Coverage	(variable)			
Height	28 ft			
Lot Area.	10,000 sq.ft			