

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda July 28, 2016**

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

Applications

1289 Ji Eun Lee and Ju Hyoung Kim 247 Jefferson Ave. Block 14 Lots 30

| Description | Required | Existing | Proposed | Variance |
|--|--------------|------------|---------------|--------------|
| Front Yard Set Back | | | | |
| Side Yard Abutting/Lot | 15 ft | | 7.5' | 7.5' |
| Combined Side yards | 35 ft | | 19.2' | 15.8' |
| Rear Yard Set Back | 30 ft | | | |
| Max. Livable Fl.Area FAR (variable) | 30% | | | |
| Lot Frontage | 100 ft | 50' | | TECH. |
| Lot Depth | 100 ft | | | |
| Bldg Coverage % | 20% | | 20.85% | .85% |
| Impervious Coverage (variable) | 30% | | | |
| Height | 28 ft | | | |
| Lot Area. | 10,000 sq.ft | 8207 sq.ft | | TECH. |
| Driveway from Prop. line. | 10' | | | |

The applicants propose to construct an addition to the above address.

1290 Louis Zimick 70 Park Ave Block 167 Lot 19.02

| Description | Required | Existing | Proposed | Variance |
|--|--------------|------------|---------------|---------------|
| Front Yard Set Back | 25ft | | | |
| Side Yard Abutting/Lot | 15 ft | | 8' | 7' |
| Combined Side yards | 35 ft | | 16' | 19' |
| Rear Yard Set Back | 30 ft | | | |
| Max. Livable Fl.Area FAR (variable) | 39% | | 51.37% | 12.37% |
| Lot Frontage | 100 ft | 50' | | TECH |
| Lot Depth | 100 ft | | | |
| Bldg Coverage % | 20% | | 30.7% | 10.7% |
| Impervious Coverage (variable) | 35% | | 44.70% | 9.70% |
| Height | 28 ft | | | |
| Lot Area. | 10,000 sq.ft | 5000 sq.ft | | TECH |
| Driveway from Prop. line. | 10' | | | |

The applicant proposes to construct a new single family home at the above address

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Memorializations

1285 Maayan Gottesman 40 Mountain View Rd Block 1.03 Lots 10

The applicant were granted the following variances to construct a two story addition to the existing one story house.

| Description | Required | Existing | Proposed | Variance |
|-------------------------------------|---------------------|-------------------|-----------------|-----------------|
| Front Yard Set Back | 25' | | | |
| Side Yard Abutting/Lot | 15' | 9.7' | 10' | 5' |
| Combined Side yards | 35' | 22.78' | 23' | 12' |
| Rear Yard Set Back | 30' | | | |
| Max. Livable Fl.Area FAR | 34.68% | 9.92% | 39.37% | 4.69%. |
| Lot Frontage | 100' | 78.24' | | 21.76' |
| Lot Depth | 100' | 131.74' | | |
| Bldg Coverage % | 20% | 16.43% | 23.49% | 3.49% |
| Impervious Coverage | 32.6% | 23.96% | 34.3%. | 1.7 % |
| Height | 28' | | | |
| Lot Area. | 10,000 sq.ft | 9694 sq.ft | | 306sq.ft |
| Driveway from Prop. line. | 10' | | | |

Note the above figures correspond to the testimony in the minutes, not to the Agenda.

1267 Beatriz C. Nunez-Moscarella 182 7th St. Block 35 Lots 245, 246

The applicant was granted the following variances to construct an addition to her house.

| Description | Required | Existing | Proposed | Variance |
|--|-----------------|-----------------|-----------------|-----------------|
| Front Yard Set Back | 25ft | 6.5' | | 18.5 ft |
| Side Yard Abutting/Lot | 15 ft | 0.5 ft | | 14.5 ft |
| Combined Side yards | 35 ft | 19.7' | 5.7' | 29.3' |
| Rear Yard Set Back | 30 ft | | | |
| Max. Livable Fl.Area FAR (variable) | 39% | 32.8% | 43.7% | 4.7% |
| Lot Frontage | 100 ft | 50' | | TECH. |
| Lot Depth | 100 ft | | | |
| Bldg Coverage % | 20% | 30.1% | 33.9% | 13.9% |
| Impervious Coverage (variable) | 35% | 53.4 % | 55% | 20% |
| Height | 28 ft | | | |
| Lot Area. | 10,000 sq.ft | 5000 sq.ft | | TECH. |
| Driveway from Prop. line. | 10' | | | |

Note the above figures correspond to the testimony in the minutes, not to the Agenda.
The application has been carried since July 2015

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Memorializations (Cont.)

1287 Norberto Szwedzszarf Rotman & Lehavit Lapid 20 Evans Rd Block 202 Lot 5

The applicants were granted the following variances to construct an addition to their garage, and an add-a-level to the house.

| Description | Required | Existing | Proposed | Variance |
|--|-----------------|-----------------|-----------------|-----------------|
| Front Yard Set Back | 25ft | 26' | 26' | |
| Side Yard Abutting/Lot | 15 ft | | 10.2' | 4.8 ' |
| Combined Side yards | 35 ft | | 27.2' | 7.8' |
| Rear Yard Set Back | 30 ft | | | |
| Max. Livable Fl.Area FAR (variable) | 39% | | | |
| Lot Frontage | 100 ft | 90.5' | 90.5' | TECH |
| Lot Depth | 100 ft | | | |
| Bldg Coverage % | 20% | | 20.6% | .6% |
| Impervious Coverage (variable) | 35% | | | |
| Height | 28 ft | | | |
| Lot Area. | 10,000 sq.ft | 9432 sq.ft | 9432 sq.ft | TECH |
| Driveway from Prop. line. | 10' | | | |