

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda Sept. 22, 2016**

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

Applications

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

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'			
Side Yard Abutting/Lot	15'		9.75'	5.25'
Combined Side yards	35'		31.75'	3.25'
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	Variable 34.32 %		40.21 %	5.89%
Lot Frontage	100'		75'	25'
Lot Depth	100'			
Bldg Coverage %	20%		21.85%	1.85%
Impervious Coverage	Variable 32.4%		48.11%	15.71%
Height	28'			
Lot Area.	10,000 sq.ft	9177.72 sq.ft		TECH
Driveway from Prop. line.	10'			

The applicant proposes to construct a new single family home at the above address
The application was carried from the Aug. 25, 2016 ZBOA meeting, as requested by the applicant..

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1290 Louis Zimick

70 Park Ave

Block 167 Lot 19.02

Description	Required	Existing	Proposed July 28	Variance July 28	Proposed Aug. 25	Variance Aug.25
Front Yard Set Back	25ft				25'	
Side Yard Abutting/Lot	15 ft		8'	7'	9'	6'
Combined Side yards	35 ft		16'	19'	18'	17'
Rear Yard Set Back	30 ft				30	
Max. Livable Fl.Area FAR (variable)	39%		51.37%	12.37%	47.80%	8.80%
Lot Frontage	100 ft	50'		TECH		
Lot Depth	100 ft					
Bldg Coverage %	20%		30.7%	10.7%	28.90%	8.90%
Impervious Coverage (variable)	35%		44.70%	9.70%	42.90%	7.90%
Height	28 ft		27.5'		27.5	
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

The application is carried from the Aug 25, 2016 ZBOA meeting, as agreed to by the applicant, because only 5 members of ZBOA were present for an FAR variance.

1292 Norberto Szwerdsarf & Lehavit Lapid

20 Evans Rd

Block 202 Lot 5

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'			
Side Yard Abutting/Lot	15'		10.2'	4.8' Approved 6/23/16
Combined Side yards	35'		27.2'	7.8' Approved 6/23/16
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	Variable 31.62 %		33.62%	2%
Lot Frontage	100'	90.5'	90.5'	TECH
Lot Depth	100'			
Bldg Coverage %	20%		22.5%	2.5% 0.6% Approved 6/23/16
Impervious Coverage	Variable 30.9%		32.53%	1.63%
Height	28'			
Lot Area.	10,000 sq.ft	9432 sq.ft	9432 sq.ft	TECH
Driveway from Prop. line.	10'			

The applicants were granted approval on June 23, 2016 to construct an addition to their garage, and an add-a-level to the house.

They are before the ZBOA for additional variances for the project.

Proof of mailings to owners within 200', and proof of publication, must be presented on or before the ZBOA meeting of Sept. 22, 2016.

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1292 Artie & Lynn Toufayan 336 Highland St. Block 114 Lot 34

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'			
Side Yard Abutting/Lot	15'			
Combined Side yards	35'			
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	Variable 39 %			
Lot Frontage	100'			
Lot Depth	100'			
Bldg Coverage %	20%			
Impervious Coverage	Variable 30%		37.3%	7.3%
Height	28'			
Lot Area.	10,000 sq.ft			
Driveway from Prop. line.	10'			

The applicants propose to build an inground pool and patio in their backyard.

The proposed pool will be 14.3' from the house where 15' is required (0.7' variance), and 1' from the rear where 5' is required (4' variance).

Memorializations

1291 John Castillo 84 Churchill Rd. Block 75 Lot 53

The applicants were granted the following variances to construct a deck.

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'			
Side Yard Abutting/Lot	15'			
Combined Side yards	35'			
Rear Yard Set Back	30'	21.4'	15'	15'
Max. Livable Fl.Area FAR	Variable 39 %			
Lot Frontage	100'			
Lot Depth	100'			
Bldg Coverage %	20%			
Impervious Coverage	Variable 35%			
Height	28'			
Lot Area.	10,000 sq.ft	12,375 sq.ft *		
Driveway from Prop. line.	10'			

* estimate