

**Borough of Cresskill
Zoning Board of Adjustment
Minutes Sept. 27, 2012**

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1216 Madison (cont.) 70 Monroe Ave Block 25 Lot 14.01

Mr. Blake said they are proposing to increase the house to the large side of the property. They are adding on the first floor a 2 car garage with a family room in the rear. They are increasing the size of the kitchen. They are adding 2 more bedrooms upstairs and keeping the staircase where it is. They are adding 2 bathrooms to the 2nd floor.

Mr. Blake said that we are adding amenities to a house in this neighborhood in keeping with the neighborhood and neighboring properties. We are adding an additional 1279sq.ft to the house. The existing house is just over 1200 sq.ft. We are taking out the existing garage and the long narrow driveway. We are creating a new driveway.

Mr. Blake said that the non-conformities they are seeking are existing: the side of the property, width of the property, the existing Side Yard Set-Back of 2.2'. The proposed addition will be 20' from the other side yard. Total Side Yards will be 22.2'. We are seeking a variance for the Building Coverage at 24.8% where 20% is required. Also a Floor Area Ratio variance where 36.6% is required, we are proposing 39.81%. Impervious Coverage 33.7% is required we are proposing 37.87%.

Mr. Blake said that we have the hardship of an existing non-conforming small lot- 37.5% deficient in the property size. The total house will be 2488 sq.ft is not out of keeping with the neighborhood. We are keeping the original structure. The gable front and the front door. We are lining up the addition with the house that is already there. The resulting width of the house is really the garage itself- we are adding 21' 4", that is the minimum for a 2 car garage. The house to our immediate right is still a good distance away. Our rear yard set back maintains the 42.8'. There will still be a lot of green space left. We are not hindering anyone's view, light, air. The hardship is the size and width of the property and the existing non-conforming location of the house.

Mr. Amicucci asked about the height of the house.

Mr. Blake said 27.5' or 27' 10". We are matching the existing height of the building.

Mr. Amicucci asked if there was anyone in the audience for or against this application.

A member of the audience, who lives on Jefferson, explained why he agrees with the application- he has the same concerns with his house.

Mr. Kassis made the motion to grant the application.

Ms. Furio seconded.

The application was granted.

