

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 8pm  
Agenda May 27, 2010**

1. Call to order.
2. Roll call
3. Approval of minutes.
4. New applicants.
5. Scheduled hearings

**1168 Alvarez 158 Truman Drive Block 90 Lots 19&20**

The applicant is seeking the following variance in the R40 Single Family zone.  
The applicant is proposing to plant a landscaped vegetable garden with a deer fence.

Max. Fence Height	Reqd 4' to 6'	Proposed 8'	Variance Reqd 2'
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*Proof of publication and mailreceipts for residents within 200' to be provided prior to the hearing.*

**1170 Wrixon 133 Hillside Ave Block 76 Lot 51**

The applicant is seeking the following variance in the R10 Single Family zone.  
The applicant is proposing to construct an accessory structure at the rear of his property.

Accessory Structure	Reqd 600 sq.ft	Proposed 697 sq.ft	Variance 97 sq.ft
Impervious Coverage	Reqd 30%	Proposed 37.62%	Variance 7.62%

**1171 Piccininni 109 11<sup>th</sup> St Block 14401 Lot 8**

The applicant is seeking the following variance in the R10 Single Family zone.  
He proposes to widen his driveway to accommodate two cars.

Driveway	Reqd 10' setback	Proposed 0' at curb	Variance Reqd 10'
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**Memorialization**

**1167 Presta 12 Engle St. Block 92.02 Lot 16**

The applicants were granted the following variances in the R-10 Single Family Zone.  
They proposed to construct a second story addition.

Min. Lot Area.	Reqd 10K sq.ft	Existing: 6249sq.ft	Variance Reqd 3751sq.ft
Min. Lot Frontage	Reqd 100 ‘	Existing: 50.57 ‘	Variance Reqd 49.43 ‘
Max Bldg..Cov	Reqd 20%	Existing: 21%	Variance Reqd 1%
Min. One Side	Reqd 15 ‘	Existing: 4.6’	Variance Reqd 10.4’
Total Comb. Side	Reqd 35’	Existing 19.4’	Variance Reqd 15.6’
Min Front Yard	Reqd 25’	Existing: 21.7’	Variance Reqd 3.3’
Impervious Cov..	Reqd 35%	Existing: 42.44%	Variance Reqd 7.44%

**1169 Chotirmall 86 Heatherhill Rd Block 1 Lot 8**

The applicants were granted the following variance in the R10 Single Family zone.  
They proposed to construct a second story addition.

Min. Lot Area.	Reqd 10K sq.ft	Existing: 7500sq.ft	Variance Reqd 2500sq.ft
Min. Lot Frontage	Reqd 100 ‘	Existing: 75 ‘	Variance Reqd 25 ‘
Min. One Side	Reqd 15 ‘	Existing: 9.5’	Variance Reqd 5.5’
Total Comb. Side	Reqd 35’	Existing: 21.7’	Variance Reqd 13.3’
Max FAR	Reqd 34.32%	Proposed: 34.92%	Variance Reqd 0.6%