



**Borough of Cresskill  
Zoning Board of Adjustment  
Minutes Oct. 22, 2015**

**1271 John Finetto                      159 Magnolia                      Block 61 Lot 1104**

Mr. Finetto is applying for the following variances. He proposes to build a *new house with a FAR variance.*

Description	Required	Existing	Proposed	Variance
Front Yard Set Back 8 <sup>th</sup> St	25 ’	17.62 ‘	18.00’	7.0’ **
Front Yard Set Back Magnolia	25 ‘	17.36 ‘	16.00’	9.0’ **
Side Yard Abutting/Lot	15 ‘	10.19’	10’	5’
Combined Side yards	35 ft	27.0’	26’ *	9’ *
Rear Yard Set Back	30 ‘	37.43’	24’	6.0’ **
Max. Livable Fl.Area FAR (variable)	39 %	43 %	51.8 %	12.8 % **
Lot Frontage	100 ‘	50 ‘	50 ’	50 ’
Lot Depth	100 ‘	100 ‘		
Bldg Coverage %	20%	26%	27.8 % *	7.8% *
Impervious Coverage (variable)	35%	39 %	41.7%	6.7%**
Height	28 ‘	28 ‘	28 ‘	
Lot Area.	10,000 sq.ft		5000 sq.ft	5000 sq.ft
Driveway from Prop. line.	10’			

*The application was carried from the July ZBOA meeting.*

*The applicant will provide corrected plans, to the board, that reflect said changes.*

*The application was carried from the August ZBOA meeting because only 5 ZBOA members were present and the applicant is applying for an FAR variance..*

\* *These figures were revised for the August ZBOA meeting,*

\*\* *These figures were revised for the September ZBOA meeting.*

*The application is carried from the Sept. 24 ZBOA meeting. The applicants had been informed by mail that only 5 members would be present at the Sept. 24, 2015 ZBOA meeting, and that 5 affirmative votes were needed to grant an FAR variance.*

There was no representative present for this application.

**The application was dismissed.**

