

**Borough of Cresskill
Zoning Board of Adjustment
Minutes Oct. 27, 2011**

1199 Valencia (cont.) 212 Lexington Ave Block 110 Lots 1, 2, 3, 4

Mr. Amicucci said he has no problem with the application.
 Mr. Kassis questioned whether the front yard needed a variance since the stoop had no roof.
 Mr. Kassis made the motion to approve the application as submitted.
 Mr. McLaughlin seconded.
 The application was granted.
 Mr. Amicucci advised Mr. Valencia to straighten out the matter of the driveway, the sidewalk and the fence with his neighbor to avoid problems in the future.
 Mr. Lent said that he knows the surveyor and will ascertain the location of the fence.

Mr. Van Horne announced that the hearing for application # 1200 for Care One at Dunroven will be held on Dec. 1, 2011 at 8pm.

1201 Justin You 207 Phelps Ave Block 130 Lots 50

The applicant was seeking the following variances in the R-10 Single Family Zone.
 He proposed to construct an extension to his existing garage.

Description	Required	Existing	Proposed	Variance Required
Front Yard Set Back	25 ft	21.6'	21.6'	3.6'
Side Yard Abutting/Lot	15 feet	12.8'/13.9'	12.8'	2.2' / 6.1'
Combined Side Yards	35 feet	26.7'	26.7'	8.3'
Rear Yard Set Back	30 feet			
Max. Livable Fl.Area	variable			
Lot Frontage	100 ft	80'		20'
Lot Depth	100 ft			
Bldg Coverage %	20%	22.74%		2.74%
Impervious Coverage	31.9%		37.81%	5.91%
Height	28 feet			
Lot Area	10,000 sq.ft			

Applicants, Justin You and Sun Young Chung were sworn in.
 Ms. You testified that they moved into the house in April 2007. There is a large chimney in the garage that makes it too small to use. The chimney is from the living room and makes a dent in the garage. They propose to convert it into a 2 car garage. The neighbor next door, who will be the only neighbor affected, has verbally agreed to a 12' side yard instead of 15'.
 Mr. Amicucci asked if they were adding a room to the back.
 Ms. You said that it was already done. We built a sun room over our deck.
 Mr. Van Horne asked when was it built.
 Ms. You said this spring.
 Mr. Chung said that the patio was built 3 years ago and then we built the sun room on top.
 Mr. Amicucci asked do you have a patio after the sun room.
 Ms. You said yes they had.
 Mr. Amicucci asked how far from the patio are you to the back property line?
 Ms. You said very far, but could not give a precise answer.

