

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda Dec. 01, 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 is carried from the Oct. 27, 2016 ZBOA meeting.
The ZBOA has requested that Architectural plans be provided for each member of the board.

Continued on next page

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Memorializations

1292 Norberto Szwerdsarf & Lehaviv Lapid 20 Evans Rd Block 202 Lot 5

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

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'			

1294 Tal Mamo 22 Merritt Ave Block 28.01 Lot 9

The applicants were granted the following variances to construct an addition at the above address.

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	24.9'	25.2'	
Side Yard Abutting/Lot	15'	9.6'	5.6'	9.4
Combined Side yards	35'	N/A	N/A	
Rear Yard Set Back	30'	13.2'	21.4'	8.6'
Max. Livable Fl.Area FAR	Variable 30 %	14.2%	29.9%	
Lot Frontage	100'	146.66'	No change	
Lot Depth	100'	100'	No Change	
Bldg Coverage %	20%	18%	21%	1%
Impervious Coverage	Variable 30%	27%	34%	4%
Height	28'	17.9'	27.4'	
Lot Area.	10,000 sq.ft	8,400 sq.ft		TECH
Driveway from Prop. line.	10'			

