

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda July 26, 2018**

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1. Call to order
2. Roll Call
3. Approval of minutes.
4. Applications
5. Memorialization

Applications

1329 MS Lehavit Lapid 199 9th St B31 L 417-419

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	21.2'	25.1'	
Side Yard Abutting/Lot	15 ft	9.1'	15.8'	
Other Side Yard	20 ft			
Combined Side Yards	35 ft	46.1'	33.3'	1.7'
Rear Yard Set Back	30 ft	42.1'	34'	
Max. Livable Fl. Area (FAR)	34.32%		34.32	
Lot Frontage	100'	75'	75'	TECH
Lot Depth	100'	100'	100'	
Bldg. Coverage	20%	17.4%	20.52%	.52%
Impervious Coverage	32.4%	33.7%	32.1%	
Height of Bldg	28'	0'	30.7'	2.7'
Lot Area	10,000 sq.ft	7,500 sq.ft		TECH

The applicant proposes to construct a single family home.

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Memorializations

The applicant was granted the following variances to widen an existing 10' driveway by 8'

1327 Robert & Milanka Lippman 65 Hillside Ave B 76 L 59

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	57.4'		
Side Yard Abutting/Lot	15 ft	7.4'		
Other Side Yard	20 ft	12'		
Combined Side Yards	35 ft	19.4		
Side Yard Set Back For accessory building	5 ft	1.6'		
Max. Area of accessory building	600 sq.ft	487 sq.ft		
Lot Frontage	100 ft	50 '		
Lot Depth	100 ft	294.18 '		
Bldg Coverage %	20%	15.58%		
Impervious lot Coverage	35%	54.88%	57.28%	22.28%
Height of accessory bldg	15 ft	13'		
Lot Area.	10,000 sq.ft	14,709 sq.ft		
Driveway from Prop. line.	10'	0'	0'	10'
Driveway Encroachment	10' from side yard	0'	0'	10'

The applicant was denied an application for a circular driveway on 04/26/2018