

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 8 pm  
Agenda June 27, 2019**

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

**Applications**

**1346 Kadri Mirzo 91 Hillside Ave. B 76 L 55**

| <b>Description</b>            | <b>Required</b> | <b>Exists</b> | <b>Proposed</b> | <b>Variance</b> |
|-------------------------------|-----------------|---------------|-----------------|-----------------|
| Front Yard Set Back           | 25 ft           |               | 80.7'           |                 |
| <b>Side Yard Abutting/Lot</b> | <b>15 ft</b>    |               | <b>11.07'</b>   | <b>3.93'</b>    |
| <b>Other Side Yard</b>        | <b>20 ft</b>    |               |                 |                 |
| Combined Side Yards           | 35 ft           |               | 37.32           |                 |
| Rear Yard Set Back            | 30 ft           |               | 128.09'         |                 |
| Max. Livable Fl. Area (FAR)   | 30%             |               | 48.96%          | <b>18.96%</b>   |
| Lot Frontage                  |                 |               | 100'            |                 |
| <b>Lot Depth</b>              | 100'            |               | 293.5'          |                 |
| Bldg. Coverage                | 20%             |               | 13.11 %         |                 |
| <b>Impervious Coverage</b>    | <b>30%</b>      |               | <b>70.41%</b>   | <b>40.41%</b>   |
| <b>Height of Bldg</b>         | <b>28'</b>      |               | <b>30.30'</b>   | <b>2.30'</b>    |
| <b>Lot Area</b>               | 10,000 sq.ft    |               | 29,351.95sq.ft  |                 |
| <b>Min.Driveway side-yard</b> | <b>10'</b>      |               | <b>2.76'</b>    | <b>7.24'</b>    |

The applicant proposes to construct a new single family home.

He requires approval for FAR and Height. He will apply for the other variances at the Planning Board.

**This application was carried from the May 23, 2019 ZBOA meeting at the request of the applicant**

**Please see next page**

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**1347 Shay & Rotem Zaidenberg 50 Merritt Ave. B 28.01 L 7**

| Description                 | Required     | Existing        | Proposed        | Variance |
|-----------------------------|--------------|-----------------|-----------------|----------|
| Front Yard Set Back         | 25 ft        | 25.87'          | 25.87'          |          |
| Side Yard Abutting/Lot      | 15 ft        | 14.7'           | 14.7'           | 0.3'     |
| Other Side Yard             | 20 ft        | 21.91'          | 15.71'          | 4.29     |
| Combined Side Yards         | 35 ft        | 36.61'          | 30.41'          | 4.59'    |
| Rear Yard Set Back          | 30 ft        | 11.7' to 25.83' | 11.7' to 25.83' | ENC      |
| Max. Livable Fl. Area (FAR) | 32%          | 17.97%          | 20.5%           |          |
| Lot Frontage                | 100'         | 58.43'          |                 | ENC      |
| Lot Depth                   | 100'         | 81.24'          |                 | ENC      |
| Bldg. Coverage              | 20%          | 18.85%          | 21.37%          | 1.37%    |
| Impervious Coverage         | 30%          | 23.65%          | 26.2%           |          |
| Height of Bldg              | 28'          |                 | 18.38'          |          |
| Lot Area                    | 10,000 sq.ft | 10,838sq.ft     |                 | ENC      |
| Driveway                    | 10'          |                 |                 |          |

The applicants propose to construct an addition.

The lot is irregular, with 5 sides.

**1348 Limor & Yaniv Ben-Asher 206 8<sup>th</sup> St.. B 33 L 349-351**

| Description                 | Required     | Existing       | Proposed    | Variance |
|-----------------------------|--------------|----------------|-------------|----------|
| Front Yard Set Back         | 25 ft        |                |             |          |
| Side Yard Abutting/Lot      | 15 ft        | ENC.Deck 11.5' | Stairs 8.5' | 6.5'     |
| Other Side Yard             | 20 ft        |                |             |          |
| Combined Side Yards         | 35 ft        |                |             |          |
| Rear Yard Set Back          | 30 ft        |                |             |          |
| Max. Livable Fl. Area (FAR) | 34.86%       |                |             |          |
| Lot Frontage                | 100'         | 65'            |             |          |
| Lot Depth                   | 100'         | 100'           |             |          |
| Bldg. Coverage              | 20%          |                | 24.2%       | 4.2%     |
| Impervious Coverage         | 30%          |                |             |          |
| Height of Bldg              | 28'          |                |             |          |
| Lot Area                    | 10,000 sq.ft |                |             |          |
| Driveway                    | 10'          |                |             |          |

The applicants propose an expansion of the existing deck