

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda Jan. 27, 2022**

1. Approval of minutes.
2. Applications
3. Memorialization

Applications

1386 Rotem & Yael Lavon 70 Heather Hill Rd B 1.05 L 12

Description	Required	Existing	Proposed	Variance
Front Yard Set Back (Heatherhill)	25'	29.6'	27.6'	
Front Yard Set Back (Carleton)	25'	25.5'	25.5'	
Side Yard Abutting/Lot	15'	10.2'	10.2'	4.8'
Other Side Yard	20'	na	25.5'	
Combined Side Yards	35'	na	35.7'	
Min. Rear Yard	30'	32.26'	30.18'	
FAR	34.32% (2544SF)	14.08% (1044 SF)	39.22% (2908 SF)	4.9%
Height of Building	2 ½ STY 28'	1 STY	2 ½ STY 30.5'	2.5'
Lot Frontage	100'	155'	155'	
Lot Depth	100'	100'	100'	
Bldg. Coverage %	20% (1482 SF)	25.62% (1900 SF)	19.77% (1466 SF)	
Impervious Coverage variable	32.4% (2402 SF)	41.99% (3113 SF)	31.18% (2908 SF)	
Lot Area	10,000 sq.ft	7,414 Sq.ft		enc

The applicant proposes to add 1 ½ stories and renovate, an existing single-family house

The application is carried from the Dec. 2, 2021 meeting, at the request of the applicant. The attorney representing the applicant was concerned that there were only 5 Board members present at the meeting, which might prove detrimental for approval of a FAR variance.

Memorialization

None