

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 7:30 pm  
Agenda Sept. 22, 2022**

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

**Application**

**1394 Sokol Lumaj    222 9<sup>th</sup> St    B 32 L 392-394**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25'	18.1'	25.2'	
<b>Side Yard Abutting/Lot</b>	15'	14.5'	15.3'	
<b>Other Side Yard</b>	<b>20'</b>	<b>32.7</b>	<b>16.7</b>	<b>3.3'</b>
<b>Combined Side Yards</b>	<b>35'</b>	<b>47.2</b>	<b>32'</b>	<b>3'</b>
Min. Rear Yard	30'	52.4'	30.1'	
<b>FAR</b>	<b>34.32%</b>		<b>36.1%</b>	<b>1.78%</b>
Height of Building	28'	21.1'	27.4'	
Lot Frontage	100'	<b>75'</b>	<b>75'</b>	<b>enc</b>
Lot Depth	100'	100'	100'	
<b>Bldg. Coverage %</b>	<b>20%</b>	<b>19.4%</b>	<b>24.1%</b>	<b>4.1%</b>
<b>Impervious Coverage variable</b>	<b>32.4%</b>	<b>30.9%</b>	<b>36.25%</b>	<b>3.85%</b>
LotArea	10,000Sq.ft	9,625	9,625	<b>enc</b>

**Mr. Lumaj is seeking approval to construct a new single family dwelling.**

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**Application**

**1395 DYC Holdings Corp    186 Magnolia Ave    B 43 L 835.01 - 838**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25'		25.24'	
<b>Side Yard Abutting/Lot</b>	<b>15'</b>	<b>7.67'</b>	<b>5.84</b>	<b>9.16</b>
<b>Other Side Yard</b>	<b>20'</b>	<b>11.25'</b>	<b>11.25'</b>	<b>8.75</b>
<b>Combined Side Yards</b>	<b>35'</b>	<b>18.92'</b>	<b>17.09'</b>	<b>17.91'</b>
Min. Rear Yard	30'	50.25	49.25'	
<b>FAR</b>	37.07%	27.92	32.22%	
Height of Building	28'	24'	24'	
Lot Frontage	100'		<b>60'</b>	<b>enc</b>
Lot Depth	100'		100'	
<b>Bldg. Coverage %</b>	20%	16.42%	17.0%	
<b>Impervious Coverage variable</b>	33.9%	33.33%	33.88%	
LotArea	10,000Sq.ft		6000	<b>enc</b>

**A representative of DYC Holdings is before the ZBOA for approval to construct an addition.**

**Memorialization**

**Please see next page.**

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**Memorialization**

**1392 Kathy Kim**

**14 Cedar St**

**B 54 L 6**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed 7/28/22</b>	<b>Variance 7/28/22</b>	<b>Proposed 8/25/22</b>	<b>Variance 8/25/22</b>
Front Yard Set Back	25'	27.8'	27.8'			
<b>Side Yard Abutting/Lot</b>	<b>15'</b>	<b>10.9'</b>	<b>10.9</b>	<b>4.1'</b>		
<b>Other Side Yard</b>	<b>20'</b>	<b>10.7'</b>	<b>10.7'</b>	<b>9.3'</b>		
<b>Combined Side Yards</b>	<b>35'</b>	<b>21.6'</b>	<b>21.6'</b>	<b>13.4'</b>		
Min. Rear Yard	30'	55.3'	47.3'			
<b>FAR</b>	<b>34.2%</b>	<b>24.3%</b>	<b>37.8%</b>	<b>3.6%</b>	<b>33.9%</b>	
Height of Building	28'	25'	28'			
Lot Frontage	100'	<b>75'</b>	<b>75'</b>	<b>enc</b>		
Lot Depth	100'	128.4'	128.4'			
<b>Bldg. Coverage %</b>	<b>20%</b>	<b>21.5%</b>	<b>26.1%</b>	<b>6.1%</b>	<b>23.3%</b>	<b>3.3%</b>
<b>Impervious Coverage variable</b>	<b>32.4%</b>	<b>30.5%</b>	<b>34.2%</b>	<b>1.8%</b>	<b>34.5%</b>	<b>2.1%</b>
LotArea	10,000Sq.ft	9,625	9,625	<b>enc</b>		

The applicants were granted the above variances to construct an addition to their home.

**Memorialization continued on next page**

