

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

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

Application

1396 Ridgetop Trust 47 Delmar Ave B 158 L 55

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	25'	21.05'	3.95'
Side Yard Abutting/Lot	15'	5.8'	5.8	9.2 ENC
Other Side Yard	20'		7.7'	12.3' ENC
Combined Side Yards	35'	13.5'	13.5'	21.5' ENC
Min. Rear Yard	30'	32.4'	29.06'	.94'
FAR	36.66%	22.22%	31.34%	
Height of Building	28'	15.6'	27.11'	
Lot Frontage	100'	62.5'	62.5'	ENC
Lot Depth	100'	100'	100'	
Bldg. Coverage %	20%	26.82%	29.31%	9.31%
Impervious Coverage variable	33.7%	34.97%	39.6%	5.9%
LotArea	10,000 sf	6250 sf	6250 sf	ENC

A representative of Ridgetop Trust is before the ZBOA for approval to construct an addition.

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Application

1397 Scott Bahng 2 Palisades Court B 92.07 L 46

Description	Required	Existing	Proposed	Variance
Front Yard Set Back				
Side Yard Abutting/Lot				
Other Side Yard				
Combined Side Yards				
Min. Rear Yard	30'	32.4	24'	6'
FAR				
Height of Building				
Lot Frontage				
Lot Depth				
Bldg. Coverage %	20%		20.16%	0.16%
Impervious Coverage variable				
LotArea				

Mr. Bahng has constructed a deck and is seeking the above variance.

Memorialization

Please see next page.

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Memorialization

1394 Sokol Lumaj 222 9th St B 32 L 392-394

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

Mr. Lumaj was denied approval for an FAR variance to construct a new single family dwelling.

Memorialization continued on next page

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Memorialization

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

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

A representative of DYC Holdings was granted approval to construct an addition.