



**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 7:30 pm  
Agenda Dec. 3, 2020**

<b>1370 Kfir Sayag &amp; Ginna P. Diaz</b>	<b>117 Park Ave</b>			<b>B 165 L 13-14</b>
<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
<b>Front Yard Set Back</b>	<b>25 ft</b>	<b>19.7 / 19.8</b>	<b>19.7 / 19.8</b>	<b>4.2' / 4.3'</b>
<b>Min. 2<sup>nd</sup> Front Yard</b>	<b>25 ft</b>		<b>19.7'</b>	<b>4.3'</b>
<b>Side Yard Abutting/Lot</b>	15 ft	4.9'	4.9'	<b>ENC</b>
<b>Combined Side Yards</b>	35 ft	24.41	24.41	<b>ENC</b>
<b>Rear Yard Set Back</b>	30 ft	35'	35'	<b>ENC</b>
<b>Max. Livable Fl. Area (FAR)</b>				
Lot Frontage	100 ft	50'		<b>ENC</b>
Lot Depth	100 ft	100'		<b>ENC</b>
Bldg. Coverage %	20%	23%	26%	<b>6%</b>
Impervious Coverage variable	35%	33%	33%	<b>ENC</b>
Height of Bldg				
Lot Area	10,000 sq.ft	5,000 sq.ft	5,000	<b>ENC</b>
Min. Driveway side-yard	10'			

**Kfir Sayag & Ginna P. Diaz are before the ZBOA, they propose to extend their roof over-hang.**

**Continued next page**

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 7:30 pm  
Agenda Dec. 3, 2020**

**Memorialization**

<b>1366 Yaniv Iluz</b>		<b>37 7<sup>th</sup> St.</b>		<b>B 60 L 6</b>	
<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>	
Front Yard Set Back	25 ft	25.2'	25.2'		
<b>Side Yard Abutting/Lot</b>	15 ft	18.4'	18.4'		
Other Side Yard	20 ft				
<b>Combined Side Yards</b>	35 ft	38.2'	38.2'		
<b>Rear Yard Set Back</b>	30 ft	36.5'	36.5'		
<b>Max. Livable Fl. Area (FAR)</b>	30.0%				
Lot Frontage	100 ft	80 ft			
Lot Depth	100 ft	105.54 ft			
<b>Bldg. Coverage %</b>	20%	20.0%			
<b>Impervious Coverage variable</b>	<b>31.9%</b>	<b>30.5%</b>	<b>40.4%</b>	<b>8.5%</b>	
Height of Bldg	28'				
<b>Lot Area</b>	10,000 sq.ft	8,482 sq.ft			
Min.Driveway side-yard	10'				

**Mr. Iluz was granted the above variance to construct a pool, subject to the approval by the Storm Water management.**

<b>1367 Matthew Impagliazzo</b>		<b>497 Piermont Ave</b>		<b>B 68 L 19</b>	
<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>	
<b>Front Yard Set Back</b>	<b>40 ft</b>		<b>21.1' (irregular)</b>	<b>18.9'</b>	
<b>Side Yard Abutting/Lot</b>	15 ft		15'		
Other Side Yard	20 ft		23.5'		
<b>Combined Side Yards</b>	35 ft		38.5'		
<b>Rear Yard Set Back</b>	50 ft	45'	180'		
<b>Max. Livable Fl. Area (FAR)</b>	25%		12.7%		
Lot Frontage	100 ft	20.4'	20.4'	<b>ENC</b>	
Lot Depth	150 ft		382.73'		
<b>Bldg. Coverage %</b>	15%		8.2%		
<b>Impervious Coverage variable</b>	30%		27.1%		
Height of Bldg	28'		27.75'		
<b>Lot Area</b>	15,000 sq.ft	53,900 sq.ft			
Min.Driveway side-yard	<b>10'</b>		<b>0</b>	<b>10'</b>	

**Mr Impagliazzo was granted the above variances, to partially reconstruct and alter the home at the above address. Subject to approval by the Borough Engineer.**

