Borough of Cresskill Zoning Board of Adjustment Public Meeting 8 pm Agenda Feb. 27, 2020

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

Applications

1358 Omar Espinosa 418 Knickerbocker. B 101 L 19

1358 Omar Espinosa	418 Knickerd	ocker.	RIOI LIS	,
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	27.7'	27.7'	
Side Yard Abutting/Lot	15 ft	8.0'	8'	7'
Other Side Yard	20 ft	9.6'	9.6'	10.4'
Combined Side Yards	35 ft	17.6'	17.6'	17.4'
Rear Yard Set Back	30 ft	45.25'	43.58'	
Max. Livable Fl. Area	37.02%	16.60%	30.06%	
(FAR)	2298 sq.ft	1031 sq.ft	1866 sq.ft	
Lot Frontage	100'	60'	60'	ENC
Lot Depth	100'	103.45'	103.45'	
Bldg. Coverage	20%	16.6%	17.46%	
	1241 sq.ft	1031 sq.ft	1084 sq.ft	
Impervious Coverage	33.9%	29.94%	26.62%	
		1859 sq.ft	1653 sq.ft	
Height of Bldg	28'	19.20'	27.60'	
Lot Area	10,000 sq.ft	6208 sq.ft		
Min.Driveway side-yard	10'			

Mr Espinosa is before the ZBOA for a second story addition.

Application is incomplete. Applicant has been notified.

1359 Caitlin Stratton 39 Pershing Place B 134 L 370

Description	Required	Existing	Proposed	Variance
Driveway setback	10 ft		4.6 ft	5.4 ft

Mrs. Stratton is before the ZBOA to expand her driveway.

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1360 Walter Hong	138 Brookside	e Ave.	B 119 L 58	3
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	27.42'	26'	
Side Yard Abutting/Lot	15 ft	7.81'	7.81'	7.19'
Other Side Yard	20 ft	9.78'	9.78'	10.22'
Combined Side Yards	35 ft	17.59'	17.59'	17.41'
Rear Yard Set Back	30 ft	44.19'	30'	
Max. Livable Fl. Area	37.02%	24.3%	43.7%	6.68%
(FAR) variable	2221 Sq.Ft	1458 sq.ft	2622 sq.ft	
Lot Frontage	100'	60'	60'	
Lot Depth	100'	100'	100'	
Bldg. Coverage %	20%	17.38%	25.4%	5.4%
	1200 sq.ft	1043 sq.ft	1521 sq.ft	
Impervious Coverage	33.9%	31.67%	34.25%	0.35%
variable		1900 sq.ft	2055 sq.ft	
Height of Bldg	28'	21'	28'	
Lot Area	10,000 sq.ft	6000 sq.ft		
Min.Driveway side-yard	10'			

Mr. Hong is before the ZBOA to construct an addition

1361 William & Lisa U	man 135 14 th Street		B 128 L 230-231	
Description	Required	Existing	Proposed	Variance
Engut Vaud Cat Dagle	25 ft	39.44'		
Front Yard Set Back				
Side Yard Abutting/Lot	15 ft	0.19	7'	8'
Other Side Yard	20 ft	10.63'	10.53'	9.47
Combined Side Yards	35 ft	10.82'	17.53'	17.47'
Rear Yard Set Back	30 ft	78.5'		
Max. Livable Fl. Area	37.02%	22.5%	43.2%	6.18%
(FAR)				
Lot Frontage	100'	60'		
Lot Depth	100'			
Bldg. Coverage %	20%	19.6%	25.3%	5.3%
Impervious Coverage	33.9%	33.7%	38.2%	4.3%
variable				
Height of Bldg	28'	27.2'	27.2'	
Lot Area	10,000 sq.ft	6000 sq.ft		
Min.Driveway side-yard	10'			

Min.Driveway side-yard 10'

Mr. Savino is before the ZBOA, representing the owners, who propose to construct a 2-story addition with a deck.

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Memorialization

Marbella Apparel LLC 123 Westervelt Place, **Block 75 Lot 1.01 Description** Required **Existing Proposed Proposed** Variance 12/5/2019 01/23/2020 Front Yard Set Back 25 ft 19.15 ft 25.06 ft 25.06 ft Side Yard Abutting/Lot 15 ft 10.04 ft 10.04 ft 10.04 ft 4.96 ft Other Side Yard 20 ft 9.13 ft 13.13 ft 6.87 ft Combined Side Yards 35 ft 23.42 ft 19.17 ft 23.17 ft 11.83 ft Rear Yard Set Back 74.07 ft 25 ft 25.83 ft 69.58 ft 39 % Max. Livable Fl. Area 37.20% 26.83% 36.80% (FAR) Lot Frontage 100 ft 50 ft 50 ft 50 ft Enc. 100 ft 145.49 ft Lot Depth Enc Bldg. Coverage 20% 23.51% 23.98% 24.32% 4.32% 35% 78.51% 67.92% 32.92% Impervious Coverage 76.86% Height of Bldg 28 ft 23.62 ft 25.98 ft 27.67 ft 10,000 sq.ft 7,277 sq.ft 7,277 sq.ft 7,277 sq.ft Enc Lot Area

Non-Conforming Use. Variance 275-72A(1). Cannot enlarge a non-conforming use.

The applicants were granted the above variances for renovations.