

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda Jan. 23, 2020**

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

Applications

1356 Marbella Apparel LLC 123 Westervelt Place B 75 L 1.01

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	19.15 ft	25.06 ft	
Side Yard Abutting/Lot	15 ft	10.04 ft	10.04'	4.96'
Other Side Yard	20 ft		13.13'	6.87'
Combined Side Yards	35 ft	23.42'	23.17'	11.83'
Rear Yard Set Back	25 ft	74.07	69.58	
Max. Livable Fl. Area (FAR)	39 %	26.83%	37.20%	
Lot Frontage	100'	50.0'	50.0'	Enc.
Lot Depth	100'	145.49'		Enc
Bldg. Coverage	20%	23.51%	24.32%	4.32%
Impervious Coverage	35%	78.51%	67.92%	32.92%
Height of Bldg	28'	23.62'	27.67'	
Lot Area	10,000 sq.ft	7277 sq.ft	7277sq.ft	Enc

Non-Conforming Use. Variance 275-72A(1). Cannot enlarge a non-conforming use.
The Prullelo's are before the ZBOA for approval of an addition
The application is carried from the Dec. 05, 2019 ZBOA meeting

At the request of the applicant, the following application is postponed to the Feb. 20, meeting

1358 Omar Espinosa 418 Knickerbocker. B 101 L 19

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Memorialization

1355 292 Concord Associates LLC 292 Concord St. B 14 L 54

Description	Required	Exists	Proposed	Variance
Front Yard Set Back	25 ft	29.1	29.1'	
Side Yard Abutting/Lot	15 ft	7.5'	7.5'	7.5'
Other Side Yard	20 ft	8'	8'	12'
Combined Side Yards	35 ft	15.6'	15.5'	19.5'
Rear Yard Set Back	30 ft	56.75'	56.75'	
Max. Livable Fl. Area (FAR)	37.0%	25.9%	29%	
Lot Frontage	100'	60'		ENC
Lot Depth	100'	114'		
Bldg. Coverage	20%	15.7%	15.7%	
Impervious Coverage	30%	25%	25%	
Height of Bldg	28'	18' 10"	23' 4"	
Lot Area	10,000 sq.ft	6,896 sq.ft		ENC
Min. Driveway side-yard	10'			

Mr. Raich was granted the above variances for approval of a 2nd story addition.

1357 Kishhush LLC 17 Heather Hill Court. B 1.03 L 23

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	30.29'	29.4'	
Side Yard Abutting/Lot	15 ft	6.13'	ENC	8.87'
Other Side Yard	20 ft	10.9'	ENC	9.1'
Combined Side Yards	35 ft	17.03'	ENC	17.97'
Rear Yard Set Back	30 ft	71.95'	46.15	
Max. Livable Fl. Area (FAR)	36.84 %	13.12%	34.9%	
Lot Frontage	100'	61.83'	ENC	
Lot Depth	100'	140.28'		
Bldg. Coverage	20%	14.44%	30.23%	10.23%
Impervious Coverage	33.8%	22.5%	37.36%	3.56%
Height of Bldg	28'	17'	28'	
Lot Area	10,000 sq.ft	10,346 sq.ft		
Driveway	10'			

Mr. Lavon was granted the above variances for approval of a reconstruction, as ordered by the Construction Official.