

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda July 23, 2020**

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

Applications

1362 Jeffrey & Lenore Gould (IXAM Rlty) 73 Jackson Dr B 303 L 5

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	50 ft	55.44 ft		
Side Yard Abutting/Lot	30 ft	31'	10'	20'
Other Side Yard	30 ft	42'	42'	
Combined Side Yards	60ft	73'	52'	8'
Rear Yard Set Back	75 ft	77.85'	54.9'	20.1'
Max. Livable Fl. Area (FAR)	20%	11.01%	16.53%	
Lot Frontage	150'	249.1 ft	249.1 ft	
Lot Depth	200'	251.28 ft	251.28 ft	
Bldg. Coverage %	12.5%	9.07%	11.58%	
Impervious Coverage variable	35%	21.78%	24.03%	
Height of Bldg	33'	29 ft	33 ft	
Lot Area	40,000 sq.ft	43,393.9 sq.ft	43,393.9 sq.ft	
Min.Driveway side-yard				

Mr. & Mrs. Gould are before the ZBOA, they propose to construct an addition. This application was re-scheduled from the June 25, 2020 ZBOA meeting.

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1363 Carol Florio 304 Brookside Ave B 193 L 3

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	31.34 ft	31.34 ft	
Side Yard Abutting/Lot	15 ft	14.92 ft	14.02 ft	5.98 ft
Other Side Yard	20 ft			
Combined Side Yards	35 ft	41.6 ft	29.27 ft	5.73 ft
Rear Yard Set Back	30 ft	50.1 ft	46.89 ft	
Max. Livable Fl. Area (FAR)	33.6%	10.57%	12.82%	
Lot Frontage	100 ft	79 ft	79 ft	ENC
Lot Depth	100 ft	100 ft	100 ft	
Bldg. Coverage %	20%	11.38%	13.63%	
Impervious Coverage variable	32%	25.19%	27.12%	
Height of Bldg	28'	21.29 ft	21.29 ft	
Lot Area	10,000 sq.ft	8901 sq.ft		ENC
Min.Driveway side-yard				

The applicant proposes to construct a one story addition

1364 Mark Kim 116 Magnolia Ave B 46 L 753.01

Description	Required	Existing	Proposed	Variance
Driveway setback	10 ft		0	10 ft

The applicant proposes to remove part of the existing driveway and add a parking driveway

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Memorialization

1361 William & Lisa Ulman 135 14th Street B 128 L 230-231

Description	Required	Existing	Proposed 6/25/20	Variance 6/25/20
Front Yard Set Back	25 ft	39.44'		
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'	52.2	
Max. Livable Fl. Area (FAR)	39%	22.5%	46.7%	7.7%
Lot Frontage	100'	40'		ENC
Lot Depth	100'	150'		
Bldg. Coverage %	20%	19.6%	24.9%	4.9%
Impervious Coverage variable	35%	33.7%	45.3%	10.3%
Height of Bldg	28'	27.2'	27.2'	
Lot Area	10,000 sq.ft	6000 sq.ft		ENC
Min.Driveway side-yard	10'			

The applicants, William & Lisa Ulman, were granted the above variances to construct a 2-story addition with a deck.