

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda Apr. 22, 2021**

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

Application

The following application #1378 was carried from the March 25, 2021 ZBOA meeting

1378 Brian Glantz

488 12th Street

B 102 L 52

| Description | Required | Existing | Proposed Mar.25 | Variance Mar.25 | Proposed Apr..22 | Variance Apr.22 |
|---|-----------------|-----------------|----------------------------|----------------------------|-----------------------------|----------------------------|
| Front Yard Set Back | 25' | 25.7' | | | | |
| Side Yard Abutting/Lot (pool) | 15' | | 5.2 | 9.8' | 5.2' | 9.8' |
| Other Side Yard | | | | | | |
| Combined Side Yards | | | | | | |
| Min. Rear Yard (pool) | 5' | | 3.2' | 1.8' | 5.2' | 0' |
| Min. Rear Yard (covered patio) | 30' | | 12' | 18' | | |
| Min. Rear Yard (stair system) | 30' | | 19.4' | 10.6' | | |
| Lot Frontage | 100' | 120' | | | | |
| Lot Depth | 100' | 104' | | | | |
| Bldg. Coverage % | 20% | 19.34% | 22.62% | 2.62% | 22.6% | 2.6% |
| Impervious Coverage variable | 30% | 38.05% | 43.77% | 13.77% | 41.5% | 11.5% |
| Min. House Set-Back (pool) | 15' | | | | 11.3' | 3.7' |

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Application

The following application #1375 was carried from the March 25, 2021 ZBOA meeting.
At the time of mailing the April 22, 2022 agenda, the revised changes that the applicant had agreed to were not received

1375 Seongsoon & Soohyon Kim 9 Crest Drive South B 92.05 L 27

| Description | Required | Existing | Proposed | Variance |
|-------------------------------|-----------------|-----------------|-----------------|-----------------|
| Front Yard Set Back | 25 ft | 28.3' | 28.3' | |
| Side Yard Abutting/Lot | 15 ft | 19.33' | 5.75' | 9.25' |
| Other Side Yard | 20 ft | 14.5' | 14.5' | 5.5' |
| Combined Side Yards | 35 ft | 33.8' | 20.25' | 14.75' |
| Rear Yard Set Back | 30' | 48.7' | 33.7' | |
| Max. Livable Fl. Area (FAR) | 35.94% | | | |
| Lot Frontage | 100 ft | 50' | | ENC |
| Lot Depth | 100 ft | 105' | | |
| Bldg. Coverage % | 20% | | | |
| Impervious Coverage variable | 33.7% | | | |
| Height of Bldg | 28' | | | |
| Lot Area | 10,000 sq.ft | 5,250 sq.ft | | ENC |
| Min.Driveway side-yard | 10' | | 1.4' | 8.6' |

Soohyon Kim proposes to construct an addition with a garage

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Memorialization

1376 Anecia Manaiza & Everton Blair

3 Meadow St

B 68 L 1

| Description | Required | Existing | Proposed | Variance |
|------------------------------|-----------------|-----------------|-----------------|-----------------|
| Front Yard Set Back | 40 ft | 35.2 | 42.5 | |
| Side Yard Abutting/Lot | 15 ft | 22.7' | 18.58' | |
| Other Side Yard | 20 ft | | 20.08' | |
| Combined Side Yards | 35 ft | 60.1' | 38.66' | |
| Rear Yard Set Back | 50 ft | 112.75' | 35' | 15' |
| Max. Livable Fl. Area (FAR) | 25% | 9.75% | 21.27% | |
| Lot Frontage | 100 ft | 115' | 115' | |
| Lot Depth | 150 ft | 100' | 100' | ENC |
| Bldg. Coverage % | 16.67% | 10.14% | 13.45% | |
| Impervious Coverage variable | 30% | 19.93% | 22.28% | |
| Height of Bldg | 28' | 15.5' | 27.58' | |
| Lot Area | 15,000 sq.ft | 21,003 sq.ft | | |
| Min.Driveway side-yard | | | | |

The applicant was granted the above variances to construct a two story addition with a garage on an irregular lot.

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Memorialization

1377 Anirudh Modi

194 8th St.

B33 L 357

| Description | Required | Existing | Proposed | Variance |
|--------------------------------------|-----------------|--|-----------------|-----------------|
| Front Yard Set Back | 25 ft | 25.17' | | |
| Side Yard Abutting/Lot (deck) | 15 ft | 10.66' + 11.11'exist / 13.33' New | 13.33' | 1.63' |
| Other Side Yard | 20 ft | | | |
| Combined Side Yards | 35 ft | 21.77'exist | 38.9' | |
| Rear Yard Set Back (deck) | 30 ft | 18.08' | 18.08' | 11.92' |
| Max. Livable Fl. Area (FAR) | 39% | 50.04% | 50.04% | ENC |
| Lot Frontage | 100 ft | 50' | | ENC |
| Lot Depth | 100 ft | 100' | | |
| Bldg. Coverage % | 20% | 28.52% | 31.52% | 11.52% |
| Impervious Coverage variable | 35% | 41.86% | 41.86% | ENC |
| Height of Bldg | 28' | 27' | 27' | |
| Lot Area | 10,000 sq.ft | 5,000 sq.ft | | ENC |
| Min.Driveway side-yard | | | | |

The applicant was granted the above variances to construct a to construct a deck.