

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda Feb. 25, 2021**

1373 Claudia Maduro-Coronado		80 Merritt Ave		B 28.01 L 1	
Description	Required	Existing	Proposed	Variance	
Front Yard Set Back	25 ft	27.41''	27.41'		
Side Yard Abutting/Lot	15 ft	9.51'	9.51'	5.49'	
Other Side Yard	15 ft	10.21'	10.21'	4.79'	
Combined Side Yards	35 ft	19.72'	19.72'	15.28'	
Rear Yard Set Back	30'	45.81'	45.81		
Max. Livable Fl. Area (FAR)	34.32%	14.6%	24.2%		
Lot Frontage	100 ft	75'	75'	ENC	
Lot Depth	100 ft	101.13' & 101.27'			
Bldg. Coverage %	20%	18.9%	18.9%		
Impervious Coverage variable	32.4%	27.6%	28.9%		
Height of Bldg	28'	19'	28'		
Lot Area	10,000 sq.ft	7,590 sq.ft	7,590 sq.ft	ENC	
Min.Driveway Side-Yard.	10'	9.51'	2.5'		

**Claudia Maduro-Coronado is before your Board for approval.
She would like to construct a partial 2nd story addition.
She is seeking the above listed variance and any others deemed necessary.**

Note: Widening the existing driveway is indicated on the Site Plan as shown on A-1 of the Plans submitted to the Zoning Board . Permission to widen the Driveway requires a separate application.

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