

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda July 27, 2023**

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

Application

1413 Sally Cummings & TJ Gnncling 168 10th St. Block: 43 Lot: 841

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'			
Side Yard Abutting/Lot	20'			
Other Side Yard	15'			
Combined Side Yards	35'			
Min. Rear Yard	30'		27.18'	2.82'
FAR				
Height of Building	28'			
Lot Frontage	100'	75'		ENC
Lot Depth	100'	75'		ENC
Bldg. Coverage %	20%		27.24%	7.24%
Impervious Coverage Within 125' lot line	33.9%			
Lot Area	10,000 sf	5625 sf		ENC

Sally Cummings & TJ Gnncling have applied to the ZBOA to construct a deck

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Memorialization

1412 Amichai Levy 41 Crest Drive North Block 92.06 Lot 11

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	28.9'	25.4'	
Side Yard Abutting/Lot	20'	8.8'	9.2'	10.8'
Other Side Yard	15'			
Combined Side Yards	35'	24.9'	25.6'	9.4'
Min. Rear Yard	30'	33.9'	42.7'	
FAR	2362 sq.ft	1153 sq.ft	2015 sq.ft	
Height of Building	28'	N/A	23.75'	
Lot Frontage	100'	60'	60'	ENC
Lot Depth	100'	106.2'	106.2'	
Bldg. Coverage %	20%	17.2%	18.0%	
Impervious Coverage Within 125' lot line	33.9%	28.5%	32.3%	
Lot Area	10,000 sf	6,381 sf	6,381 sf	ENC

Amichai Levy, owner of 41 Crest Drive North Block 92.06 Lot 11 was granted the above variances to construct an addition, with the following provisions:

- a Hip roof will be used,
- four windows will be added on the left side of the addition, and three windows on the right side.