

BOROUGH OF CRESSKILL

**ZONING ANALYSIS
ZONE R-15 ONE FAMILY RESIDENTIAL ZONE**

	<i>REQUIRED</i>	<i>PROPOSED</i>	<i>VARIANCE REQUIRED</i>
1. Minimum Lot Area	15,000 SF		
2. Max. Bldg. Cov. By Code	16.67%		
3. Max. Floor Area Ratio**	25.00%		
4. Minimum Lot Frontage	100FT		
5. Minimum Lot Depth	150FT		
6. Minimum Front Yard	40FT		
7. Minimum One Side Yard	15FT		
8. Total Combined Side Yards	35FT		
9. Minimum Rear Yard	50FT		
10. Maximum Height	28FT		
11. Impervious Coverage Allowed	30.00%		

** AN ASSUMED F.A.R. = 25% WITH THE F.A.R. EQUAL TO 1.5 TIMES NEW BLDG COV.
(A 2-CAR GARAGE AREA OF 440 SQ. FT. IS EXCLUDED FROM THE F.A.R. CALCULATION)

Architect or
Engineers Name _____ Date

Signature
Stamp/Seal

REVISED 12/03

OFFICE OF THE ZONING OFFICIAL

APPLICATION FOR ZONING REVIEW APPROVAL/DENIAL

IDENTIFICATION: Block _____ Lot _____ Date: _____

Proposed Work Site at: _____

Name of Owner: _____

Address: _____

Description of Work: _____

In order to comply with the Borough of Cresskill's Zoning Ordinance, No. 02-36-1244 (effective 2/06/02) "Zoning" to provide for floor area ration limitations, impervious areas and regulate the permitted size of existing or new buildings in all residential zones and to regulate nonconforming use, the applicant is required to submit the following information for Zoning Review Approval/Denial.

1. Site layout plan showing:
 1. Borough easement location (dimensioned)
 2. Measurements from property liens to all building structures such as residence, garage, sheds, porches, decks, cabanas and building or other structures with roofed areas (BUILDING COVERAGE)
 3. Show all IMPERVIOUS AREAS such as but not limited to:
 - a. Building coverage
 - b. Driveways or other paved areas, including paving stones
 - c. Patios and walkways
 - d. Tennis Courts
 - e. Permanent pools including the water surface area of permanent pools.
 - f. Decks, which do not allow free drainage of rainwater through to the ground underneath.
 - g. Pad for exterior ground mounted H.V.A.C. etc.

OFFICE OF THE ZONING OFFICIAL
APPLICATION FOR ZONING REVIEW APPROVAL/DENIAL
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- II. List each impervious area and give square foot for each and give total square foot of existing and proposed impervious area (separate sheet signed and sealed by the engineer). This information is to be used to complete the attached "Zoning Analysis" for a determination as to whether or not a variance is required.

(AFTER REVIEW BY ZONING OFFICIAL).

The above mentioned SITE LAYOUT PLAN is to be prepared by a New Jersey licensed engineer (surveyor). All measurements and Calculations shall be certified by same.

Licensed Engineer: _____ Telephone: _____
or Architect

Address: _____ Fax No.: _____

License Number: _____ Exp. Date: _____

Attached please find Borough of Cresskill ' s Ordinance No. 02-36-1244 with definitions, restrictions and for the purpose of assisting in interpreting this ordinance, reference to the attached Appendix A of the Cresskill ' s Borough Code can be made.

Note: After building permit is issued and proposed work complete, an "As Built" site layout plan will be required prior to issuance of a Certificate of Occupancy/Certificate of Approval showing all approved permitted work as well as building height certification.

Edward M. Rossi
Zoning Official
6/02

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IMPERVIOUS COVERAGE

List each impervious area and give square feet for each and give total square foot (%) of existing and proposed impervious area.

This information is to be used to complete the attached "Zoning Analysis" for a determination as to whether or not a variance is required. (After review by Zoning Official).

Licensed Engineer: _____
or Architect

Date: _____

License Number: _____

Exp. Date: _____

Stamp/Seal: