

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 8 pm  
Agenda Feb. 22, 2018**

1. Call to order
2. Roll Call
3. Approval of minutes.
4. Applications
5. Memorialization
6. Re-organization

**Applications**

**1320 John Finetto      159 Magnolia      Block 32    Lots 363-364**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back Magnolia	25'	17.62	20'	
Front Yard Set Back 8 <sup>th</sup> St	25'	17.36'	17'	
Side Yard Abutting/Lot	15'			
Combined Side yards	35'			
Rear Yard Set Back	30'	10.19'	10'	
<b>Max. Livable Fl.Area FAR</b>	<b>Variable 39%</b>	<b>25%</b>	<b>43.8%</b>	<b>13.8%</b>
Lot Frontage	100'	50'		Tech
Lot Depth	100'			
Bldg Coverage %	20%	18.1%	25.9%	
Impervious Coverage	Variable 35%	29.2%	34%	
Height	28'			
Lot Area.	10,000 sq.ft	5,000sq.ft		Tech
Driveway from Prop. line.	10'			

The applicant would like to construct a new family home. He is requesting an FAR Variance.

He is before the Zoning Board for an FAR variance.

He will apply for his other variances at the Planning Board.

The application was carried from the Jan. 25 2018 ZBOA meeting.

This application has the following history:

1283	159 Magnolia	32	363-364	7/23/2015	carried	
1283	159 Magnolia	32	363-364	8/27/2015	carried	only 5 members present- needs 5 of 5 for FAR
1283	159 Magnolia	32	363-364	9/24/2015	carried	applicant warned only 5 members maybe present
1283	159 Magnolia	32	363-364	10/22/2015	dismissed	Applicant did not show
1283	159 Magnolia	32	363-364	5/26/2016	carried	architect came, but not applicant
1283	159 Magnolia	32	363-364	6/23/2016	cancelled	applicants did not attend

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**1323 Ilan Doron                      27 Clark St                      Block 194 Lots 7**

Description	Required	Existing	Proposed	Variance
<b>Front Yard Set Back</b>	25 ft	28	25.2'	
<b>Side Yard Abutting/Lot</b>	15 ft	14.9'	12.3'	2.7
<b>Other Side Yard</b>	20 ft		<b>12.3</b>	<b>7.7'</b>
<b>Combined Side Yards</b>	35 ft	<b>31.8'</b>	<b>24.6'</b>	<b>9.4'</b>
Rear Yard Set Back	30'	30.7'	32.3'	
<b>Max. Livable Fl.Area FAR</b>	(variable) 33.78%		<b>34.4%</b>	<b>0.62%</b>
<b>Lot Frontage</b>	100 ft	<b>78.73'</b>		<b>Tech</b>
Lot Depth	100 ft	95'		<b>Tech</b>
<b>Bldg Coverage %</b>	<b>20%</b>	<b>25%</b>	<b>22.1%</b>	<b>2.1%</b>
Impervious Coverage	<b>(variable)</b> <b>32.1%</b>	<b>32.7%</b>	<b>34.2%</b>	<b>2.1%</b>
Height	28 ft	17.8'	27.7'	
<b>Lot Area.</b>	10,000 sq.ft	<b>7,479sq.ft</b>		<b>Tech</b>
<b>Driveway from Prop. line</b>	10'			

The applicant would like to construct a new family home. He is requesting an FAR Variance. He is before the Zoning Board for an FAR variance. He will apply for his other variances at the Planning Board. The application was carried from the January 2018 meeting at the request of the applicant.

**1324 James Lee                      35 Oak St                      Block 85 Lots 97**

Description	Required	Existing	Proposed	Variance
<b>Front Yard Set Back</b>	25 ft			
<b>Side Yard Abutting/Lot</b>	15 ft		16'	
<b>Other Side Yard</b>	20 ft		<b>12.23'</b>	<b>7.77'</b>
<b>Combined Side Yards</b>	35 ft		<b>28.23'</b>	<b>6.77'</b>
Rear Yard Set Back	30'			
<b>Max. Livable Fl.Area FAR</b>	(variable) 39%		<b>40.99%</b>	<b>1.99%</b>
<b>Lot Frontage</b>	100 ft	<b>50'</b>		<b>TECH</b>
Lot Depth	100 ft	136.38'		
<b>Bldg Coverage %</b>	<b>20%</b>	<b>23.98%</b>	<b>24.67%</b>	<b>4.67%</b>
Impervious Coverage	<b>(variable)</b> <b>35%</b>	<b>40.88%</b>	<b>37.50%</b>	<b>2.5%</b>
Height	28 ft	28.3'	27.9'	
<b>Lot Area.</b>	10,000 sq.ft	<b>6814 sq.ft</b>		<b>TECH</b>

The applicant proposes to construct an addition.



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**Memorializations**

The applicant was granted the following variances to construct a covered porch and patio.

**1319 Frank DeCarlo                      273 Magnolia Ave                      Block 136 Lots 293-297**

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot Other Side Yard	15 ft 20 ft			
Combined Side Yards	35 ft			
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	(variable) 30%			
Lot Frontage	100 ft			
Lot Depth	100 ft	'		
Bldg Coverage %	<b>20%</b>		<b>25.6%</b>	<b>5.6%</b>
Impervious Coverage	<b>(variable) 30%</b>		<b>33.05%</b>	<b>3.05%</b>
Height	28 ft			
Lot Area.	10,000 sq.ft			

The applicant was granted the following variances to construct an addition..

**1321 Sejong Park                      29 Crest Drive South                      Block 92.05 Lot 22**

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft			
Combined Side Yards	35 ft			
Rear Yard Set Back	<b>30'</b>		<b>26' to porch landing</b>	<b>2'</b>
Max. Livable Fl.Area FAR	(variable) 35.22%			
Lot Frontage	<b>100 ft</b>	<b>60'</b>		<b>Tech.</b>
Lot Depth	100 ft			
Bldg Coverage %	<b>20%</b>		<b>22%</b>	<b>2%</b>
Impervious Coverage	(variable) 33.40%			
Height	28 ft			
Lot Area.	<b>10,000 sq.ft</b>	<b>6,300 sq.ft</b>		<b>Tech</b>

