

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

1320 John Finetto 159 Magnolia Block 32 Lots 363-364

Description	Required	Existing	Proposed	Variance
Front Yard Set Back Magnolia	25'	17.62	20'	
Front Yard Set Back 8 th St	25'	17.36'	17'	
Side Yard Abutting/Lot	15'			
Combined Side yards	35'			
Rear Yard Set Back	30'	10.19'	10'	
Max. Livable Fl.Area FAR	Variable 39%	25%	43.8%	13.8%
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.

The application was carried from the Feb. 22, 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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Memorializations

The applicant was denied an FAR variance to construct a new home.

1323 Ilan Doron 27 Clark St Block 194 Lots 7

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

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

1324 James Lee 35 Oak St Block 85 Lots 97

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft		16'	
Other Side Yard	20 ft		12.23'	7.77'
Combined Side Yards	35 ft		28.23'	6.77'
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	(variable) 39%		40.99%	1.99%
Lot Frontage	100 ft	50'		TECH
Lot Depth	100 ft	136.38'		
Bldg Coverage %	20%	23.98%	24.67%	4.67%
Impervious Coverage	(variable) 35%	2,555 sq.ft 40.88%	2,044 sq.ft 32.7%	
Height	28 ft	28.3'	27.9'	
Lot Area.	10,000 sq.ft	6814 sq.ft		TECH