

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda July 25, 2019**

1. Roll Call
2. Approval of minutes.
3. Applications
4. Memorialization

Applications

1346 Kadri Mirzo 91 Hillside Ave. B 76 L 55

Description	Required	Exists	Proposed	Variance
Front Yard Set Back	25 ft		80.7'	
Side Yard Abutting/Lot	15 ft		11.07'	3.93'
Other Side Yard	20 ft			
Combined Side Yards	35 ft		37.32	
Rear Yard Set Back	30 ft		128.09'	
Max. Livable Fl. Area (FAR)	30%		48.96%	18.96%
Lot Frontage			100'	
Lot Depth	100'		293.5'	
Bldg. Coverage	20%		13.11 %	
Impervious Coverage	30%		70.41%	40.41%
Height of Bldg	28'		30.30'	2.30'
Lot Area	10,000 sq.ft		29,351.95sq.ft	
Min.Driveway side-yard	10'		2.76'	7.24'

The applicant proposes to construct a new single family home.

He requires approval for FAR and Height. He will apply for the other variances at the Planning Board.

This application was carried from the May 23, 2019 ZBOA meeting at the request of the applicant

This application was carried from the June 27, 2019 ZBOA meeting at the request of the applicant

Please see next page

**Borough of Cresskill
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1348 Limor & Yaniv Ben-Asher 206 8th St.. B 33 L 349-351

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Side Yard Abutting/Lot	15 ft	ENC.Deck 11.5'	Stairs 8.5'	6.5'
Other Side Yard	20 ft			
Combined Side Yards	35 ft			
Rear Yard Set Back	30 ft			
Max. Livable Fl. Area (FAR)	34.86%			
Lot Frontage	100'	65'		
Lot Depth	100'	100'		
Bldg. Coverage	20%		24.2%	4.2%
Impervious Coverage	30%			
Height of Bldg	28'			
Lot Area	10,000 sq.ft			
Driveway	10'			

The applicants propose an expansion of the existing deck

This application was carried from the June 27, 2019 ZBOA meeting in order to provide additional information.

1349 Jesus & Mildrey Arozamena 181 14th St. B 126 L 410.01

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	24.82'	25'	
Side Yard Abutting/Lot	15 ft	9.85'	9.85'	5.15'
Other Side Yard	20 ft	11'	11'	9'
Combined Side Yards	35 ft	20.85'	20.85'	14.15'
Rear Yard Set Back	30 ft	62'	50'to Deck	
Max. Livable Fl. Area (FAR)	36.12%	26%	31.9%	
Lot Frontage	100'			
Lot Depth	100'			
Bldg. Coverage	20%	21.25%	21.25%	1.25%
Impervious Coverage	33.4%	30%	33.1%	
Height of Bldg	28'	23'	28'	
Lot Area	10,000 sq.ft			
Driveway	10'			

The applicants propose to construct a deck and add-a-level

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1350 Steve Eng & Lucilla Chan 296 Brookside Ave B 193 L 1

Description	Required	Existing	Proposed	Variance
Front Yard (Brookside)	25 ft	30.9'	25.9'	
Front Yard (Deacon)	25 ft	31.8'	31.8'	
Side Yard Abutting/Lot	15 ft	28.5'	28.5	
Other Side Yard	20 ft			
Combined Side Yards	35 ft			
Rear Yard Set Back	30 ft	11.5' to deck 21.5' to house	11.5' to house 20' to dormer	18.5' ENC 10'
Max. Livable Fl. Area (FAR)	30%	15.4%	20.2%	
Lot Frontage	100'	136.02'		
Lot Depth	100'	79.75'		
Bldg. Coverage	20%	17.8%	19.45%	
Impervious Coverage	30%	27.1%	28.05%	
Height of Bldg (Brookside)	28'	21' 10"	22' 7"	
Height of Bldg (Deacon)	28'	21' 10"	23' 10"	
Lot Area	10,000 sq.ft	10,280 sq.ft		
Driveway	10'			

The applicants propose to rebuild an existing deck (destroyed by tree damage) at the same location, and add a rear dormer to the 2nd level.

Memorialization

1347 Shay & Rotem Zaidenberg 50 Merritt Ave. B 28.01 L 7

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	25.87'	25.87'	
Side Yard Abutting/Lot	15 ft	14.7'	14.7'	0.3'
Other Side Yard	20 ft	21.91'	15.71'	4.29
Combined Side Yards	35 ft	36.61'	30.41'	4.59'
Rear Yard Set Back	30 ft	11.7' to 25.83'	11.7' to 25.83'	ENC
Max. Livable Fl. Area (FAR)	32%	17.97%	20.5%	
Lot Frontage	100'	58.43'		ENC
Lot Depth	100'	81.24'		ENC
Bldg. Coverage	20%	18.85%	21.37%	1.37%
Impervious Coverage	30%	23.65%	26.2%	
Height of Bldg	28'		18.38'	
Lot Area	10,000 sq.ft	10,838sq.ft		ENC
Driveway	10'			

The applicant was granted the above variances to construct an addition.
The lot is irregular, with 5 sides.