

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda Oct. 24, 2019**

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

Applications

1353 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 dismissed at the Aug.22,2019 ZBOA meeting because neither the applicant nor his representative were present.

Please see Next Page

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1352 John Finetto

159 Magnolia Ave

B 32 L 363 - 364

| Description | Required | Existing | Proposed | Variance |
|------------------------------------|--------------|--|--|--------------------------------------|
| Front Yard Set Back | 25 ft | 17.36'@8 th St 17.62'@Magnolia | 17'@8 th St 20'@Magnolia | 8'@8 th St 5'@Magnolia |
| Side Yard Abutting/Lot | 15 ft | 10.19' | 7' | 8' |
| Other Side Yard | 20 ft | | | |
| Combined Side Yards | 35 ft | | | |
| Rear Yard Set Back | 30 ft | 37.4' | 28' | 2' |
| Max. Livable Fl. Area (FAR) | 39% | 25% | 45.4% | 6.4% |
| Lot Frontage 8 th St | 100' | 100 | 100' | |
| Lot Depth Magnolia | 100' | 50' | 50' | ENC |
| Bldg. Coverage | 20% | 18.1% | 25.7% | 5.7% |
| Impervious Coverage | 35% | 29.2% | 35.3% | 0.3% |
| Height of Bldg | 28' | 28' | 28' | |
| Lot Area | 10,000 sq.ft | 5000 sq.ft | 5000 sq.ft | ENC |
| Wall | 4 ft | 4.6 ft | 5.7' | 1.7' |

The applicant was granted the above variances to construct a new single family home.