

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda Sept. 26, 2019**

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

Applications

1351 Marwan Abbasi 201 West Morningside Ave B 70.01 L 51

Description	Required	Exists	Proposed	Variance
Fence Height	4 ft	6 ft	6 ft	2 ft
Fence Transparency	75 % open		Solid	Solid

The applicant proposes to construct a non-compliant fence in the second front yard of his corner property.

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 proposes to construct a new single family home.

**The applicant must supply proof of notification to property owners within 200'. (Certified Mail Receipts)
Owner and Address Report within 200'.**

Copy of 'Notice to Property Owners within 200'

Proof of publication of the hearing published in an official newspaper of the municipality.

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Memorializations

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 were granted the above variances to expand an existing deck.

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 were granted the above variances 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 were granted the above variances to rebuild an existing deck (destroyed by tree damage) at the same location, and add a rear dormer to the 2nd level.