

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda Feb. 25, 2021**

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1. Approval of minutes.
2. Applications
3. Memorialization

Applications

1374 Christine Yang		182 4th Street		B 38 L 100.1	
Description	Required	Existing	Proposed	Variance	
Front Yard Set Back	25 ft	22'	22'		
Side Yard Abutting/Lot	15 ft	12.25'	12.25'	ENC	
Other Side Yard	15 ft	12.25'	12.25'	ENC	
Combined Side Yards	35 ft	24.50'	24.50'	ENC	
Rear Yard Set Back	30'	30'	30'		
Max. Livable Fl. Area (FAR)	35.94%				
Lot Frontage	100 ft	62.5'		ENC	
Lot Depth	100 ft	100'			
Bldg. Coverage %	20%				
Impervious Coverage variable	33.7%		36.9%	3.2%	
Height of Bldg	28'				
Lot Area	10,000 sq.ft	6,250 sq.ft		ENC	
Min.Driveway side-yard	10'				

Christine Yang is before your Board for approval.

She would like to construct a Paver Patio

She is seeking the above listed variance and any others deemed necessary.

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1373 Claudia Maduro-Coronado

80 Merritt Ave

B 28.01 L 1

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	27.41''	27.41'	
Side Yard Abutting/Lot	15 ft	9.51'	9.51'	5.49'
Other Side Yard	15 ft	10.21'	10.21'	4.79'
Combined Side Yards	35 ft	19.72'	19.72'	15.28'
Rear Yard Set Back	30'	45.81'	45.81	
Max. Livable Fl. Area (FAR)	34.32%	14.6%	24.2%	
Lot Frontage	100 ft	75'	75'	ENC
Lot Depth	100 ft	101.13' & 101.27'		
Bldg. Coverage %	20%	18.9%	18.9%	
Impervious Coverage variable	32.4%	27.6%	28.9%	
Height of Bldg	28'	19'	28'	
Lot Area	10,000 sq.ft	7,590 sq.ft	7,590 sq.ft	ENC
Min.Driveway Side-Yard.	10'	9.51'	2.5'	
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**Claudia Maduro-Coronado is before your Board for approval.
She would like to construct a partial 2nd story addition.
She is seeking the above listed variance and any others deemed necessary.**

Note: Widening the existing driveway is indicated on the Site Plan as shown on A-1 of the Plans submitted to the Zoning Board . Permission to widen the Driveway requires a separate application.

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Memorialization

1371 Alexander Krayniy		251 Brookside Ave		B 4 L 14	
Description	Required	Existing	Proposed	Variance	
Front Yard Set Back	25 ft	26.4''	No change		
Side Yard Abutting/Lot	15 ft	24.2'	No change		
Other Side Yard					
Combined Side Yards	35 ft	71'	No change		
Rear Yard Set Back (accessary Bldg)	5'	24.1' (deck)	3.9'	1.1'	
Max. Livable Fl. Area (FAR)	30%	12%	No change		
Lot Frontage	100 ft	131.5'	No change		
Lot Depth	100 ft	94.5'		ENC	
Bldg. Coverage %	20%	16.5%	No change		
Impervious Coverage variable	30%	22.4%	No change		
Height of Bldg	28'	20'	No change		
Lot Area	10,000 sq.ft	12,632.4 sq.ft			
Min.Driveway side-yard	10'				

The application was granted for a pergola that was built without permits nor Zoning approval.

1372 Adam Burlison		46 Crest Drive South		B 92.04 L 12	
Description	Required	Existing	Proposed	Variance	
Front Yard Set Back	25 ft	30.5	24.1'	0.9'	
Side Yard Abutting/Lot	15 ft	9.5	11.4'	3.6'	
Other Side Yard	20'		18.8'	1.2'	
Combined Side Yards	35' ft		30.2'	5'	
Rear Yard Set Back	30 ft	43.6'	43.6'		
Max. Livable Fl. Area (FAR)	39%	26%	37%		
Lot Frontage	100 ft	60''		ENC	
Lot Depth	100 ft	115'	115'		
Bldg. Coverage %	20%	16%	18%		
Impervious Coverage variable	34.9%	25%	30%		
Height of Bldg	28'	22'	27.5'		
Lot Area	10,000 sq.ft	6900 sq.ft		ENC	
Min.Driveway side-yard	10'				

The application for a 2nd story addition was granted with the provision that the front porch can never be enclosed.