

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 8 pm  
Agenda Apr. 26, 2018**

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

**Applications**

**1327 Robert & Milanka Lippman 65 Hillside Ave B 76 L 59**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	50 ft	57.4'		
Side Yard Abutting/Lot	15 ft	7.4'		
Other Side Yard	20 ft	12'		
Combined Side Yards	35 ft	19.4		
<b>Side Yard Set Back For accessory building</b>	<b>5 ft</b>	<b>1.6'</b>		
Max. Area of accessory building	600 sq.ft	487 sq.ft		
Lot Frontage	100 ft	50 '		
Lot Depth	100 ft	294.18 '		
Bldg Coverage %	20%	15.58%		
<b>Impervious lot Coverage</b>	<b>35%</b>	<b>54.88%</b>	<b>64.5%</b>	<b>29.5%</b>
Height of accessory bldg	15 ft	13'		
Lot Area.	10,000 sq.ft	14,709 sq.ft		
<b>Driveway from Prop. line.</b>	<b>10'</b>	<b>0'</b>	<b>0'</b>	<b>10'</b>
<b>Driveway Location</b>	<b>50' between Curb Cuts</b>		<b>30'</b>	<b>20'</b>
<b>Driveway Encroachment</b>	<b>10' from side yard</b>		<b>0'</b>	<b>10'</b>

**The applicant would like to construct a circular driveway**

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**1328 Ramapo Developers LLC                      75 Delmar Ave                      B 158 L 60**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
<b>Front Yard Set Back</b>	<b>25 ft</b>	<b>30.5'</b>	<b>20.30'</b>	<b>4.7'</b>
<b>Side Yard Abutting/Lot</b>	<b>15 ft</b>	<b>8.00'</b>	<b>10.92'</b>	<b>4.08'</b>
Other Side Yard	20 ft	20.3'	20.3	
<b>Combined Side Yards</b>	<b>35 ft</b>	<b>28.3'</b>	<b>31.22'</b>	<b>3.78'</b>
<b>Rear Yard Set Back</b>	<b>30 ft</b>	<b>30'</b>	<b>24'</b>	<b>6'</b>
<b>Max.Livable Fl. Area FAR</b>	<b>35.22</b>	<b>31.48</b>	<b>36.58%</b>	<b>1.36%</b>
<b>Lot Frontage</b>	<b>100 ft</b>	<b>75.71'</b>		<b>Tech</b>
Lot Depth	100 ft	100'		
<b>Bldg Coverage %</b>	<b>20%</b>	<b>18.17</b>	<b>22.96%</b>	<b>2.96%</b>
Impervious lot Coverage	Variable 32.9%	40.05%	31.2%	
Height	28 ft	21.05' ft	27.45 ft	
<b>Lot Area.</b>	<b>10,000 sq.ft</b>	<b>6978.54 sq.ft</b>		<b>Tech</b>

**The applicant (Mr. DeCarlo) would like to construct an addition.**

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Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft			
Pool Side Yard Abutting/Lot	15 ft		15.7'	
<b>Other Pool Side Yard</b>	<b>20 ft</b>		<b>9.2'</b>	<b>10.8'</b>
<b>Combined Pool Side Yards</b>	<b>35 ft</b>		<b>24.9'</b>	<b>10.1'</b>
House Side Yard Abutting /Lot	15'	10'		
House Other Side Yard	20'	10'		
Rear Yard Set Back	30'			
Max. Livable Fl.Area FAR	(variable) 36.12%			
<b>Lot Frontage</b>	<b>100 ft</b>	<b>50'</b>		<b>Tech</b>
<b>Lot Depth</b>	<b>100 ft</b>	<b>180'</b>		<b>Tech</b>
Bldg Coverage %	20%			
Impervious Coverage	(variable) <b>35%</b>		<b>39%</b>	<b>4%</b>
Height	28 ft			
<b>Lot Area.</b>	10,000 sq.ft	<b>9,000 sq.ft</b>		<b>Tech</b>