

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 8 pm
Agenda Aug. 23, 2018**

Page 1 of 2

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

Applications

1329 MS Lehavit Lapid 199 9th St B31 L 417-419

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	21.2'	25.1'	
Side Yard Abutting/Lot	15 ft	9.1'	15.8'	
Other Side Yard	20 ft			
Combined Side Yards	35 ft	46.1'	33.3'	1.7'
Rear Yard Set Back	30 ft	42.1'	34'	
Max. Livable Fl. Area (FAR)	34.32%		34.32	
Lot Frontage	100'	75'	75'	TECH
Lot Depth	100'	100'	100'	
Bldg. Coverage	20%	17.4%	20.52%	.52%
Impervious Coverage	32.4%	33.7%	32.1%	
Height of Bldg	28'	0'	30.7'	2.7'
Lot Area	10,000 sq.ft	7,500 sq.ft		TECH

The applicant proposes to construct a single family home.

This application was carried from the July 26, 2018 ZBOA meeting. It has been referred to the Planning Board.

1330 Paul E. Carlson 39 Lexington Ave B 117 L 6

Description	Required	Existing	Proposed	Variance
Distance from curb (front yard)	10 '	7'	7.5'	2.5'
Distance from curb (2 nd front yard)	10 '	6'	6'	4'
Distance from Corner	25'		6' (Short Pl.) 7.5' (Lexington Ave.)	19' (Short Pl.) 17.5' (Lexington Ave.)

The applicant proposes to reconstruct his existing fence in the front yards (corner lot)

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Page 2 of 2

1331 Ilo Solomon

259 Jefferson Ave

B 14 L 32

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	32.6'	25.1'	
Side Yard Abutting/Lot	15 ft	9.9'	9.9'	5.1'
Other Side Yard	20 ft	12'	12'	8'
Combined Side Yards	35 ft	21.9'	21.9'	13.1'
Rear Yard Set Back	30 ft	51.32'	51.32'	
Max. Livable Fl. Area (FAR)	35.94%	25.18%	25.96%	
Lot Frontage	100'	66'	66'	
Lot Depth	100'	124.92'	124.92'	
Bldg. Coverage	20%	18.35%	19.43%	
Impervious Coverage	33.3%	48.4%	49.21%	15.91%
Height of Bldg	28'	29.33'	29.33'	1.33'
Lot Area	10,000 sq.ft	8178 sq.ft	8178 sq.ft	Tech.

The applicant proposes to construct a one story addition.

Memorializations

NONE