

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 8 pm  
Agenda Aug. 22, 2019**

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

**Applications**

**1346 Kadri Mirzo 91 Hillside Ave. B 76 L 55**

<b>Description</b>	<b>Required</b>	<b>Exists</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25 ft		80.7'	
<b>Side Yard Abutting/Lot</b>	<b>15 ft</b>		<b>11.07'</b>	<b>3.93'</b>
<b>Other Side Yard</b>	<b>20 ft</b>			
Combined Side Yards	35 ft		37.32	
Rear Yard Set Back	30 ft		128.09'	
Max. Livable Fl. Area (FAR)	30%		48.96%	<b>18.96%</b>
Lot Frontage			100'	
<b>Lot Depth</b>	100'		293.5'	
Bldg. Coverage	20%		13.11 %	
<b>Impervious Coverage</b>	<b>30%</b>		<b>70.41%</b>	<b>40.41%</b>
<b>Height of Bldg</b>	<b>28'</b>		<b>30.30'</b>	<b>2.30'</b>
<b>Lot Area</b>	10,000 sq.ft		29,351.95sq.ft	
<b>Min.Driveway side-yard</b>	<b>10'</b>		<b>2.76'</b>	<b>7.24'</b>

**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 carried from the May 23, 2019 ZBOA meeting at the request of the applicant

This application was carried from the June 27, 2019 ZBOA meeting at the request of the applicant

This application was carried from the July 25, 2019 ZBOA meeting.

**Please see next page**

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**Memorializations**

**1348 Limor & Yaniv Ben-Asher 206 8<sup>th</sup> 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 14<sup>th</sup> 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**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
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			
<b>Rear Yard Set Back</b>	<b>30 ft</b>	<b>11.5' to deck 21.5' to house</b>	<b>11.5' to house 20' to dormer</b>	<b>18.5' ENC 10'</b>
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 2<sup>nd</sup> level.**