

**Borough of Cresskill  
Zoning Board of Adjustment  
Public Meeting 8 pm  
Agenda Oct. 24, 2019**

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

**Applications**

**1353    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 dismissed at the Aug.22,2019 ZBOA meeting because neither the applicant nor his representative were present.

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**1354 Jennifer Hamani                      277 Highland St.                      B14.02 L 1**

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft		25'	
Side Yard Abutting/Lot	15 ft		15'	
Other Side Yard	20 ft			
Combined Side Yards	35 ft		N / A	
Rear Yard Set Back	30 ft		44.1'	
Max. Livable Fl. Area (FAR)	39 %		31.%	
Lot Frontage	100'	70.87'	70.87'	Enc.
Lot Depth	100'	132.68'	132.68'	Enc
<b>Bldg. Coverage</b>	<b>20%</b>		<b>21.8%</b>	<b>1.8%</b>
Impervious Coverage	35%		29.8%	
Height of Bldg	28'		26.7'	
Lot Area	10,000 sq.ft	8,777sq.ft	8,777sq.ft	Enc
Driveway	10'			

**The applicant has constructed a deck, rather than the patio as specified in the plans. She is seeking the above listed variance and any others that the Board deems necessary.**

**Memorializations**

**1351 Marwan Abbasi                      201 West Morningside Ave                      B 70.01 L 51**

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

**The applicant was granted the above variances to construct a non-compliant fence in the second front yard of his corner property.**

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**1352 John Finetto**

**159 Magnolia Ave**

**B 32 L 363 - 364**

<b>Description</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Variance</b>
Front Yard Set Back	25 ft	17.36' @ 8 <sup>th</sup> St 17.62' @ Magnolia	17' @ 8 <sup>th</sup> St 20' @ Magnolia	8' @ 8 <sup>th</sup> 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'
<b>Max. Livable Fl. Area (FAR)</b>	<b>39%</b>	<b>25%</b>	<b>45.4%</b>	<b>6.4%</b>
Lot Frontage 8 <sup>th</sup> 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 was granted the above variances to construct a new single family home.**