### Borough of Cresskill Zoning Board of Adjustment Public Meeting 7:30 pm Agenda Dec. 3, 2020

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

#### **Applications**

1369 Renzo Carcish 24 Douglas Drive B 1.05 L 18

150) Itchizo Carcish	210	ougias Dilve		D 1.03 L 10
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	25.11'	25.11'	ENC
Side Yard Abutting/Lot	15 ft	14.81'	14.81'	0.19'
Other Side Yard	20 ft	10.58'	10.58'	9.42'
<b>Combined Side Yards</b>	35 ft	25.39'	25.39'	9.61'
Rear Yard Set Back	30 ft	37.83	35.99'	
Max. Livable Fl. Area	32.88.%	30.89%	32.28%	
(FAR)				
Lot Frontage	100 ft	83.37'		
Lot Depth	100 ft	94.19'		
Bldg. Coverage %	20%	21.82%	21.82%	1.82%
Impervious Coverage	31.6%	41.02%	40.8%	9.2%
variable				
Height of Bldg	28'	26.04'	26.04'	
Lot Area	10,000 sq.ft	8,231sq.ft		
Min.Driveway side-yard	10'			

Mr. Carcish is before the ZBOA, he proposes to construct an addition

Note on the above table the proposed Impervious Coverage as calculated by the Cresskill Construction Official is 40.8%, according to the Site Plan it is 41.02 %.

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1370 Kfir Sayag & Ginna P. Diaz		117 F	B 165 L 13-14	
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	19.7 / 19.8	19.7 / 19.8	4.2' / 4.3'
Min. 2 <sup>nd</sup> Front Yard	25 ft		19.7'	4.3'
Side Yard Abutting/Lot	15 ft	4.9'	4.9'	ENC
Combined Side Yards	35 ft	24.41	24.41	ENC
Rear Yard Set Back	30 ft	35'	35'	ENC
Max. Livable Fl. Area				
(FAR)				
Lot Frontage	100 ft	50'		ENC
Lot Depth	100 ft	100'		ENC
Bldg. Coverage %	20%	23%	26%	6%
Impervious Coverage variable	35%	33%	33%	ENC
Height of Bldg				
Lot Area	10,000 sq.ft	5,000 sq.ft	5,000	ENC
Min.Driveway side-yard	10'			

Kfir Sayag & Ginna P. Diaz are before the ZBOA, they propose to extend their roof over-hang.

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### **Memorialization**

	37 7th St.		B 60 L 6
Required	Existing	Proposed	Variance
25 ft	25.2'	25.2'	
15 ft	18.4'	18.4'	
20 ft			
35 ft	38.2'	38.2'	
30 ft	36.5'	36.5'	
30.%			
100 ft	80 ft		
100 ft	105.54 ft		
20%	20.0%		
31.9%	30.5%	40.4%	8.5%
28'			
10,000 sq.ft	8,482 sq.ft		
10'			
	25 ft 15 ft 20 ft 35 ft 30 ft 30.%  100 ft 100 ft 20% 31.9%  28' 10,000 sq.ft	Required         Existing           25 ft         25.2'           15 ft         18.4'           20 ft         35 ft           35 ft         38.2'           30 ft         36.5'           30.%         100 ft           100 ft         105.54 ft           20%         20.0%           31.9%         30.5%           28'         10,000 sq.ft           10,000 sq.ft         8,482 sq.ft	Required         Existing         Proposed           25 ft         25.2'         25.2'           15 ft         18.4'         18.4'           20 ft         38.2'         38.2'           30 ft         36.5'         36.5'           30.%         100 ft         105.54 ft           20%         20.0%         40.4%           28'         10,000 sq.ft         8,482 sq.ft

Mr. Iluz was granted the above variance to construct a pool, subject to the approval by the Storm Water management.

1367	Matthew Impaglia	ZZ0	497	Piermont Ave	]	B 68 L 19
Descr	rintion	Required		Existing	Proposed	Variance

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	40 ft		21.1' (irregular)	18.9'
Side Yard Abutting/Lot	15 ft		15'	
Other Side Yard	20 ft		23.5'	
Combined Side Yards	35 ft		38.5'	
Rear Yard Set Back	50 ft	45'	180'	
Max. Livable Fl. Area	25%		12.7%	
(FAR)				
Lot Frontage	100 ft	20.4'	20.4'	ENC
Lot Depth	150 ft		382.73'	
Bldg. Coverage %	15%		8.2%	
Impervious Coverage	30%		27.1%	
variable				
Height of Bldg	28'		27.75'	
Lot Area	15,000 sq.ft	53,900 sq.ft		
Min.Driveway side-yard	10'		0	10'

Mr Impagliazzo was granted the above variances, to partially reconstruct and alter the home at the above address. Subject to approval by the Borough Engineer.

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1368 John Morgan	122 Tr	ruman Drive	B 91.09 L 5		
Description	Required	Existing	Proposed	Variance	
Front Yard Set Back	50 ft	54.83	No change		
Side Yard Abutting/Lot	30 ft	34.75	No change		
Other Side Yard		30'	No change		
Combined Side Yards	60 ft	64.75'	No change		
Rear Yard Set Back	75 ft	92'	No change		
Max. Livable Fl. Area (FAR)	20%	17.7%	No change		
Lot Frontage	150 ft	178.62'			
Lot Depth	200 ft	224.22'			
Bldg. Coverage %	12.50%	15,26%	17.1%	4.6%	
Impervious Coverage variable	35%	38.60%	40%	5%	
Height of Bldg	33'	27.75'	No change		
Lot Area	40,000 sq.ft	40,050 sq.ft			
Max. Accessory Structure Area	600 sq.ft	62 sq.ft	720 sq.ft	120 sq.ft	
Height of Garage	15'		15'		

Mr Morgan was granted the above variances to construct a detached 2 car with the provision that the shed in the back yard be removed.