

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda Jan. 28, 2021**

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

Applications

1371 Alexander Krayniy		251 Brookside Ave		B 4 L 14	
Description	Required	Existing	Proposed	Variance	
Front Yard Set Back	25 ft	26.4’’	No change		
Side Yard Abutting/Lot	15 ft	24.2’	No change		
Other Side Yard					
Combined Side Yards	35 ft	71’	No change		
Rear Yard Set Back (accessary Bldg)	5’	24.1’ (deck)	3.9’	1.1’	
Max. Livable Fl. Area (FAR)	30%	12%	No change		
Lot Frontage	100 ft	131.5’	No change		
Lot Depth	100 ft	94.5’		ENC	
Bldg. Coverage %	20%	16.5%	No change		
Impervious Coverage variable	30%	22.4%	No change		
Height of Bldg	28’	20’	No change		
Lot Area	10,000 sq.ft	12,632.4 sq.ft			
Min.Driveway side-yard	10’				

Mr. Krayniy is before the ZBOA. The pergola was installed without permits nor Zoning approval. He is seeking the above listed variance and any others deemed necessary.

Mr. Robert Murphy (architect) will represent the applicant.

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1372 Adam Burlison		46 Crest Drive South		B 92.04 L 12	
Description	Required	Existing	Proposed		Variance
Front Yard Set Back	25 ft	30.5	24.1'		0.9'
Side Yard Abutting/Lot	15 ft	9.5	11.4'		3.6'
Other Side Yard	20'		18.8'		1.2'
Combined Side Yards	35' ft		30.2'		5'
Rear Yard Set Back	30 ft	43.6'	43.6'		
Max. Livable Fl. Area (FAR)	39%	26%	37%		
Lot Frontage	100 ft	60''			ENC
Lot Depth	100 ft	115'	115'		
Bldg. Coverage %	20%	16%	18%		
Impervious Coverage variable	34.9%	25%	30%		
Height of Bldg	28'	22'	27.5'		
Lot Area	10,000 sq.ft	6900 sq.ft			ENC
Min.Driveway side-yard	10'				

Mr. Mark Madaio is before the ZBOA. He is representing the owners, they propose to construct a 2nd story addition.

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Memorialization

1369 Renzo Carcish 24 Douglas Drive B 1.05 L 18

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'
Combined Side Yards	35 ft	25.39'	25.39'	9.61'
Rear Yard Set Back	30 ft	37.83'	35.99'	
Max. Livable Fl. Area (FAR)	32.88.%	30.89%	32.28%	
Lot Frontage	100 ft	83.37'		
Lot Depth	100 ft	94.19'		
Bldg. Coverage %	20%	21.82%	21.82%	1.82%
Impervious Coverage variable	31.6%	41.02%	40.8%	9.2%
Height of Bldg	28'	26.04'	26.04'	
Lot Area	10,000 sq.ft	8,231sq.ft		
Min.Driveway side-yard	10'			

Mr. Carcish was granted the above variances to construct an addition

1370 Kfir Sayag & Ginna P. Diaz 117 Park Ave 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 nd 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 were granted the above variances, they propose to extend their roof overhang.