

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda Mar. 25, 2021**

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

Applications

1375 Seongsoon & Soohyon Kim 9 Crest Drive South B 92.05 L 27

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	28.3'	28.3'	
Side Yard Abutting/Lot	15 ft	19.33'	5.75'	9.25'
Other Side Yard	20 ft	14.5'	14.5'	5.5'
Combined Side Yards	35 ft	33.8'	20.25'	14.75'
Rear Yard Set Back	30'	48.7'	33.7'	
Max. Livable Fl. Area (FAR)	35.94%			
Lot Frontage	100 ft	50'		ENC
Lot Depth	100 ft	105'		
Bldg. Coverage %	20%			
Impervious Coverage variable	33.7%			
Height of Bldg	28'			
Lot Area	10,000 sq.ft	5,250 sq.ft		ENC
Min.Driveway side-yard	10'		1.4'	8.6'

Soohyon Kim proposes to construct an addition with a garage

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Application

1376 Anecia Manaiza & Everton Blair

3 Meadow St

B 68 L 1

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	40 ft	35.2	42.5	
Side Yard Abutting/Lot	15 ft	22.7'	18.58'	
Other Side Yard	20 ft		20.08'	
Combined Side Yards	35 ft	60.1'	38.66'	
Rear Yard Set Back	50 ft	112.75'	35'	15'
Max. Livable Fl. Area (FAR)	25%	9.75%	21.27%	
Lot Frontage	100 ft	115'	115'	
Lot Depth	150 ft	100'	100'	ENC
Bldg. Coverage %	16.67%	10.14%	13.45%	
Impervious Coverage variable	30%	19.93%	22.28%	
Height of Bldg	28'	15.5'	27.58'	
Lot Area	15,000 sq.ft	21,003 sq.ft		
Min.Driveway side-yard				

The applicant proposes to construct a two story addition with a garage on an irregular lot.

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Application

1377 Anirudh Modi

194 8th St.

B33 L 357

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	25.17'		
Side Yard Abutting/Lot (deck)	15 ft	10.66' + 11.11'exist / 13.33' New	13.33'	1.63'
Other Side Yard	20 ft			
Combined Side Yards	35 ft	21.77'exist	38.9'	
Rear Yard Set Back (deck)	30 ft	18.08'	18.08'	11.92'
Max. Livable Fl. Area (FAR)	39%	50.04%	50.04%	ENC
Lot Frontage	100 ft	50'		ENC
Lot Depth	100 ft	100'		
Bldg. Coverage %	20%	28.52%	31.52%	11.52%
Impervious Coverage variable	35%	41.86%	41.86%	ENC
Height of Bldg	28'	27'	27'	
Lot Area	10,000 sq.ft	5,000 sq.ft		ENC
Min.Driveway side-yard				

Mr. Modi proposes to construct a deck.

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Application

1378 Brian Glantz		488 12th Street		B 102 L 52	
Description	Required	Existing	Proposed	Variance	
Front Yard Set Back	25'	25.7'			
Side Yard Abutting/Lot (pool)	15'		5.2	9.8'	
Other Side Yard					
Combined Side Yards					
Min. Rear Yard (pool)	5'		3.2'	1.8'	
Min. Rear Yard (covered patio)	30'		12'	18'	
Min. Rear Yard (stair system)	30'		19.4'	10.6'	
Max. Livable Fl. Area (FAR)					
Lot Frontage	100'	120'			
Lot Depth	100'	104'			
Bldg. Coverage %	20%	19.34%	22.62%	2.62%	
Impervious Coverage variable	30%	38.05%	43.77%	13.77%	
Height of Bldg	28'				
Lot Area	<u>10,000 sq.ft</u>	12,480			
Min.Driveway side-yard					

Mr. Glantz proposes to construct an in-ground pool, spa, covered structure, fire pit, patio, and outdoor BBQ.

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Memorialization

1374 Christine Yang

182 4th Street

B 38 L 100.1

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	22'	22'	
Side Yard Abutting/Lot	15 ft	12.25'	12.25'	ENC
Other Side Yard	15 ft	12.25'	12.25'	ENC
Combined Side Yards	35 ft	24.50'	24.50'	ENC
Rear Yard Set Back	30'	30'	30'	
Max. Livable Fl. Area (FAR)	35.94%			
Lot Frontage	100 ft	62.5'		ENC
Lot Depth	100 ft	100'		
Bldg. Coverage %	20%			
Impervious Coverage variable	33.7%		36.9%	3.2%
Height of Bldg	28'			
Lot Area	10,000 sq.ft	6,250 sq.ft		ENC
Min.Driveway side-yard	10'			

Christine Yang was granted the above variances to construct a Paver Patio.

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Memorialization

1373 Claudia Maduro-Coronado

80 Merritt Ave

B 28.01 L 1

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25 ft	27.41''	27.41'	
Side Yard Abutting/Lot	15 ft	9.51'	9.51'	5.49'
Other Side Yard	15 ft	10.21'	10.21'	4.79'
Combined Side Yards	35 ft	19.72'	19.72'	15.28'
Rear Yard Set Back	30'	45.81'	45.81	
Max. Livable Fl. Area (FAR)	34.32%	14.6%	24.2%	
Lot Frontage	100 ft	75'	75'	ENC
Lot Depth	100 ft	101.13' & 101.27'		
Bldg. Coverage %	20%	18.9%	18.9%	
Impervious Coverage variable	32.4%	27.6%	28.9%	
Height of Bldg	28'	19'	28'	
Lot Area	10,000 sq.ft	7,590 sq.ft	7,590 sq.ft	ENC
Min.Driveway Side-Yard.	10'	9.51'	2.5'	

Claudia Maduro-Coronado was granted the above variances to construct a partial 2nd story addition.

Note: Widening the existing driveway is indicated on the Site Plan as shown on A-1 of the Plans submitted to the Zoning Board . Permission to widen the Driveway requires a separate application.