

Page 1 of 3

Application

1379 Michael Brusco		106 Morningside Ave		B 164 L 601	
Description	Required	Existing	Proposed	Variance	
Front Yard Set Back	25 ft	22'	22'	ENC	
Side Yard Abutting/Lot	15 ft	12.25'	10.5'	4.5'	
Other Side Yard	20 ft	12.25	12.25	ENC	
Combined Side Yards	35 ft	24.5'		ENC	
Rear Yard Set Back	30'	30'	16.1'	13.9'	
Max. Livable Fl. Area (FAR)	35.94%				
Lot Frontage	100 ft	62.5'			
Lot Depth	100 ft	100'			
Bldg. Coverage %	20%	25.23%	29.82%	9.82%	
Impervious Coverage variable	33.7%	33.6%	36.11%	2.41%	
Height of Bldg	28'				
Lot Area	10,000 sq.ft	6250 sq.ft			
Min.Driveway side-yard	10'				

The applicant proposes to construct a deck and patio.

Continued Next Page

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda May 27, 2021**

Page 2 of 3

Memorialization

1378 Brian Glantz

488 12th Street

B 102 L 52

Description	Required	Existing	Proposed Mar.25	Variance Mar.25	Proposed Apr..22	Variance Apr.22
Front Yard Set Back	25'	25.7'				
Side Yard Abutting/Lot (pool)	15'		5.2	9.8'	5.2'	9.8'
Other Side Yard						
Combined Side Yards						
Min. Rear Yard (pool)	5'		3.2'	1.8'	5.2'	0'
Min. Rear Yard (covered patio)	30'		12'	18'		
Min. Rear Yard (stair system)	30'		19.4'	10.6'		
Lot Frontage	100'	120'				
Lot Depth	100'	104'				
Bldg. Coverage %	20%	19.34%	22.62%	2.62%	22.6%	2.6%
Impervious Coverage variable	30%	38.05%	43.77%	13.77%	41.5%	11.5%
Min. House Set-Back (pool)	15'				11.3'	3.7'

The applicant was granted the above variances to construct a pool and patio

Continued next page

**Borough of Cresskill
Zoning Board of Adjustment
Public Meeting 7:30 pm
Agenda May 27, 2021**

Page 3 of 3

Memorialization

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'	25.6'	
Side Yard Abutting/Lot	15 ft	19.4'	5.75'	9.25'
Other Side Yard	20 ft	14.5	14.5	ENC
Combined Side Yards	35 ft	33.9'	20.25'	14.75'
Rear Yard Set Back	30'	33.4'	33.4	
Max. Livable Fl. Area (FAR)	35.94%	NA		
Lot Frontage	100 ft	60'		ENC
Lot Depth	100 ft	105'		
Bldg. Coverage %	20%	NA		
Impervious Coverage variable	33.7%	NA		
Height of Bldg	28'			
Lot Area	10,000 sq.ft	6300 sq.ft		ENC
Min.Driveway side-yard	10'		1.4'	8.6'

The applicant was granted the above variances, subject to review and approval of the Construction official.

The applicant proposes to construct an attached garage (30.66' by 13.66').

Note: According to ordinance, Garage space equal or less than 440 sq.ft is not included in the FAR.