



THE BOROUGH OF DEMAREST
118 SERPENTINE ROAD
DEMAREST, N.J. 07627-2199

Michael Greco, Zoning Officer
201-768-0167 Ext. 110
mgreco@demarestnj.gov

TO APPLY FOR ZONING APPROVAL

Please follow these directions exactly or your application will be returned to you. This will delay the approval process.

1. Completely fill out, sign and date the attached form.
2. Attach a recent (within ten years), accurate copy of your survey or plot plan marking it up with any additions, deletions or corrections made since the date of the survey. Make sure that the scale is accurate (no enlarged or reduced copies).
3. Draw in and highlight the construction that you are applying for.
4. Label the dimensions of the structure.
5. Label the distances from all structures (new and old, to your front, sides, and rear property lines).
6. Be sure to write YOUR Name, Address, email and Property Block and Lot number on the survey.

Leave the entire packet (application, payment, and survey) in the office of the Zoning Officer or the construction office located in the Borough Hall on the 2nd floor.

The Zoning Officer will review your zoning application. If it is approved, you must apply for a building permit. The Building Department is open Monday through Friday, from 8:00 A.M. to 3:00 P.M. The phone number is (201) 768-3398 or (201) 768-0167 ext. 112. If it is denied you will receive a letter of denial.

The Zoning Officer, Michael Greco, is available to discuss applications Monday through Friday, 9:00am – 3:00pm at Borough Hall, or by phone at (201) 768-0167 ext. 110.



THE BOROUGH OF DEMAREST ZONING DEPARTMENT
118 SERPENTINE ROAD, DEMAREST, N.J. 07627

Application for a ZONING PERMIT

RECEIVED:



PERMIT # _____

[DE0832-175a Limiting Schedule, District.pdf \(ecode360.com\)](#)
[Borough of Demarest, NJ Zoning \(ecode360.com\)](#)

ZONING REVIEW FEE: Habitable Structure - \$75 | Non-habitable Structure- \$50

Check: _____

Project Address: _____
Block: _____ Lot: _____ Zoning District: _____
Use Type: _____

Owner Information

Owner Name: _____ Phone (____) _____
Owner Address: _____

Owner Email: _____

Applicant (Same as Owner)

Applicant Name: _____ Phone (____) _____
Address: _____

Applicant Email: _____

TYPE OF APPLICATION (check all that apply)

- New Home
- Swimming Pool
- Hot Tub/Spa
- Patio
- Driveway
- Wall
- Sidewalk
- Other _____
- Addition _____ *Dimensions (LxWxH)*
- Deck/Porch _____ *Dimensions (LxW)*
- Shed _____ *Dimensions (LxWxH)*
- Fence _____ *Height (Ft)*
- AC / Generator (*Mark location on current survey*)
- Sign
- Business

Provide description of work _____



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ZONING REQUIREMENTS:

	Required	Existing	Proposed	Variance Required
Minimum Lot Frontage	Ft.	_____	_____	_____
Minimum Lot Depth	Ft.	_____	_____	_____
Minimum Lot Area	Sq. Ft.	_____	_____	_____
Front Yard Setback	Ft.	_____	_____	_____
Minimum Side Yard Width Abutting/Street	Ft.	_____	_____	_____
Minimum Side Yard Width Abutting/Lot	Ft.	_____	_____	_____
Rear Yard Depth	Ft.	_____	_____	_____
Rear Yard Width	Ft.	_____	_____	_____
Maximum Building Coverage %	%	_____	_____	_____
Max Height of Building	Ft.	_____	_____	_____
Max Livable Floor Area (%)	%	_____	_____	_____
Max Residential and Parking Coverage	25%	_____	_____	_____
Max Improved Lot Coverage	30%	_____	_____	_____

Accessory Structure 1 §175-19B

Is structure in the rear yard? Yes | No

	Required	Proposed	Variance Required	Type of Structure:
Side Yard set back	Ft.	_____	_____	_____
Rear Yard set back	Ft.	_____	_____	_____
Mean roof Height	Ft.	_____	_____	_____

Accessory Structure 2 §175-19B

Is structure in the rear yard? Yes | No

	Required	Proposed	Variance Required	Type of Structure:
Side Yard set back	Ft.	_____	_____	_____
Rear Yard set back	Ft.	_____	_____	_____
Mean roof Height	Ft.	_____	_____	_____

Accessory Structure 3 §175-19B

Is structure in the rear yard? Yes | No

	Required	Proposed	Variance Required	Type of Structure:
Side Yard set back	Ft.	_____	_____	_____
Rear Yard set back	Ft.	_____	_____	_____
Mean roof Height	Ft.	_____	_____	_____



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SITE INFORMATION

Is this a corner lot? YES NO N/A

Are there any overhangs on the new structure? YES NO N/A
(If yes, please indicate size and draw them on the survey)

Are there any deed restrictions or covenants affecting this application? YES NO N/A
(If yes, attach a copy of the Deed)

Is this property part of a subdivision? YES NO N/A

Has there ever been a variance granted on this property before? YES NO N/A
(If yes, please explain and attach copy of variance to this application)

I, being of full age, hereby swear that all the information I have provided in the above application and the attached survey and / or plans are true and correct to the best of my knowledge.

Print name

Signature of Applicant

Date

ZONING OFFICER USE ONLY BELOW

APPROVED _____ DATE _____

DENIED _____ DATE _____

DENIAL REASON:

