

VARIANCE APPLICATION
BOROUGH OF DEMAREST
ZONING BOARD OF ADJUSTMENT

118 Serpentine Road, Demarest, NJ 07627



File No: JPB-25-007

Date Filed: 06/26/2025

Date of Hearing: _____

Disposition: _____

To The Board of Adjustment:

Application is hereby made for a variation from the requirements of Section(s)

N.J.S.A. 40:55d-70 _____ of Chapter 175 (Zoning Ordinance) _____ to construct the following:

OR

To use an existing structure in the following manner:

To keep the existing improvements that result in an impervious coverage of 42.5% where 40% is permitted.

To keep the existing improvements that result in a dwelling coverage of 20.4% where 20% is permitted.

The location of the property is at: (Street Address) 32 Brookside Ave

Designated as Block 14 and Lot 759.02 on the Assessment Map.

The reason this new construction or this new use is desired is:

To approve an existing condition

Date present owner acquired title to property July 25, 2024

Applicant:

Name: Patrick Min

Address: 32 Brookside Ave

Phone #: 213-453-9861

Signature: [Signature]

Owner:

Name: Patrick Min

Address: _____

Phone #: _____

Signature: _____

The owner and/or applicant will be represented at the Public Hearing by:

Name: Christopher Lantelme

Address: 101 West Street, Hillsdale, NJ

Phone #: 201-666-2450

Signature: _____

PLEASE NOTE:
THE APPLICANT OR THEIR REPRESENTATIVE MUST PERSONALLY ATTEND THE HEARING

DESCRIPTION OF THE PROPERTY

Address: 32 Brookside Ave Zone: RD Block: 14 Lot(s): 759.02

Existing Buildings: Include ALL accessory buildings, structures, garage, shed, swimming pool, deck, patio, and tennis court (etc.)

SETBACKS:

REQUIRED	EXISTING (closest point)	APPLICATION PROPOSED (closest point)
_____ feet to front yard line	_____ feet	_____ feet
_____ feet to rear yard line	_____ feet	_____ feet
_____ feet to closest side yard (lot)	_____ feet	_____ feet
_____ feet to closest side yard (street)	_____ feet	_____ feet

Required Lot Size: 10,000 square feet Existing Lot Size: 10,006 square feet

Fill in the following *Proposed Net Totals* from your worksheet: (entire table must be completed)

IMPROVED LOT COVERAGE:		
Maximum % for principal residence, vehicle access & parking	Permitted _____ sq. ft.	_____ %
	Proposed _____ sq. ft.	_____ %
Maximum total improved lot coverage %	Permitted <u>3000</u> sq. ft.	<u>30</u> %
	Proposed <u>4257</u> sq. ft.	<u>42.5</u> %
BUILDING COVERAGE:		
	Permitted <u>2,000</u> sq. ft.	<u>20</u> %
	Proposed <u>2,037</u> sq. ft.	<u>20.4</u> %
MAXIMUM LIVING AREA (FAR)		
	Permitted <u>3002</u> sq. ft.	<u>30</u> %
	Proposed _____ sq. ft.	_____ %

Variance Requested: Check Applicable Box(es):

- | | |
|--|--|
| <input type="checkbox"/> Front | <input checked="" type="checkbox"/> Improved Coverage |
| <input type="checkbox"/> Side (lot) | <input type="checkbox"/> Maximum Living Area/ FAR (D variance) |
| <input type="checkbox"/> Side (street -corner lot) | <input type="checkbox"/> Use (D variance) |
| <input type="checkbox"/> Rear | |
| <input type="checkbox"/> Building Coverage | |

Present use of buildings on the property is:

Single family residential home

Describe deed restrictions or easements on property if any; these include but are not limited to storm drains, sidewalk, open space, streams, brooks, etc.:

None

Character of buildings within the 200-foot property line (i.e., residential, commercial, etc.)

Single family residential

Is (a) lot, (b) present building or (c) use of lot or buildings now non-conforming to the Demarest Zoning Ordinance or other Demarest Ordinances? If so, please describe:

Has a variance been previously granted on this property? NO If so, when? _____

Please describe _____

Has a variance on this property previously been denied? NO If so, when? _____

Please describe? _____

IMPROVED COVERAGE CALCULATIONS:

Definition: A material that prevents absorption of storm water into the ground.

Address:	32 Brookside Ave		
Zone:			
Size of Lot:	10,006SF		
Required Square Footage:	10,000SF		
Permitted Total Improved Coverage	<u>3002</u>	Sq. Ft.	<u>30</u> %
Permitted Improved Coverage: Principal Residence, Vehicle Access & Parking	<u>2500</u>	Sq. Ft.	<u>25</u>

<u>A. EXISTING</u>	<u>SQ. FT</u>	Check if to be <u>Demolished</u>	<u>B. PROPOSED</u>	<u>SQ. FT</u>
house	<u>2,037</u>	<input type="checkbox"/>	house	<u>2,037</u>
Garage	_____	<input type="checkbox"/>	Garage	_____
Patio	<u>361</u>	<input type="checkbox"/>	Patio	<u>361</u>
Deck	_____	<input type="checkbox"/>	Deck	_____
Shed	_____	<input type="checkbox"/>	Shed	_____
Swimming Pool	_____	<input type="checkbox"/>	Swimming Pool	_____
Tennis Court	_____	<input type="checkbox"/>	Tennis Court	_____
Driveway	<u>1,563</u>	<input type="checkbox"/>	Driveway	<u>1,563</u>
Front Walkway	<u>264</u>	<input type="checkbox"/>	Front Walkway	<u>264</u>
Side Walkway	_____	<input type="checkbox"/>	Side Walkway	_____
Rear Walkway	_____	<input type="checkbox"/>	Rear Walkway	_____
Other	<u>32 (AC PADS)</u>	<input type="checkbox"/>	Other	<u>32</u>

Existing Improved Coverage 4,257 Sq. Ft. 20.4 %

Proposed New Improved Coverage 0 Sq. Ft. _____ %

Total Improved Coverage (A + B) = 4,257 Sq. Ft. 42.5 %

BUILDING COVERAGE (Footprint) CALCULATIONS:

Coverage, Maximum – The percentage of the plot or lot area covered by the principal building and the accessory use building(s) and/or structure(s).

Address:	32 Brookside Ave
Zone:	
Size of Lot:	10,006SF
Required:	10,000SF
Permitted Coverage	<u>20</u> % <u> </u> Sq. Ft.

A. EXISTING:

Check if to be demolished

House Sq. Ft.

Garage Sq. Ft.

Shed Sq. Ft.

Other Sq. Ft.

EXISTING NET COVERAGE:

2,037 Sq. Ft. (20.4 %)

B. PROPOSED:

New House Sq. Ft.

Addition Sq. Ft.

Garage Sq. Ft.

Shed Sq. Ft.

Other Sq. Ft.

PROPOSED NEW COVERAGE:

0 Sq. Ft. (%)

TOTAL BUILDING COVERAGE (A + B):

2,037 Sq. Ft. (20.4 %)

FLOOR AREA RATIO CALCULATIONS (Livable Floor Area)

The aggregate of all floors included within the outer walls of the building, excluding basements, garages and other unheated areas and including only such floor area under a sloping ceiling for which the headroom is not less than five (5) feet six (6) inches and then only if at least seventy-five percent (75%) of such floor area has a ceiling height of net less than seven (7) feet, six (6) inches and if any such floor that is situated above another story has access to the floor by a permanent, built-in stairway and has a permanent complete floor and a means of heating to seventy-five degrees Fahrenheit (75F) at all times.

Address:		
Zone:		
Size of Lot:		
Square Foot REQUIRED:		
Permitted Livable Area	Sq. Ft.	%

A. EXISTING:

Check if to be demolished

House _____ Sq. Ft.

Heated Attic _____ Sq. Ft.

Other _____ Sq. Ft.

EXISTING NET LIVABLE AREA: _____ Sq. Ft. _____%

B. PROPOSED:

New House _____ Sq. Ft.

Addition _____ Sq. Ft.

Heated Attic _____ Sq. Ft.

Other _____ Sq. Ft.

PROPOSED LIVABLE AREA: _____ Sq. Ft. _____%

TOTAL LIVABLE AREA (A + B): _____ Sq. Ft. _____%

FLOOR AREA RATIO CALCULATIONS (Livable Floor Area)

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House _____ Sq. Ft.

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Other _____ Sq. Ft.

EXISTING NET LIVABLE AREA: _____ Sq. Ft. _____%

B. PROPOSED:

New House _____ Sq. Ft.

Addition _____ Sq. Ft.

Heated Attic _____ Sq. Ft.

Other _____ Sq. Ft.

PROPOSED LIVABLE AREA: _____ Sq. Ft. _____%

TOTAL LIVABLE AREA (A + B): _____ Sq. Ft. _____%