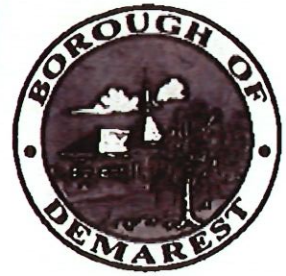


**VARIANCE APPLICATION**  
**BOROUGH OF DEMAREST**  
**ZONING BOARD OF ADJUSTMENT**  
118 Serpentine Road, Demarest, NJ 07627

**RECEIVED**  
OCT 28 2025  
BY: M6



File No: \_\_\_\_\_

Date Filed: 10/28/2025

Date of Hearing: \_\_\_\_\_

Disposition: Complete:

To The Board of Adjustment:

Action Date: \_\_\_\_\_

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:  
renovation and addition to existing home

OR

To use an existing structure in the following manner:

The location of the property is at: (Street Address) 110 County Road, Demarest, NJ

Designated as Block 91 and Lot 307 on the Assessment Map.

The reason this new construction or this new use is desired is:  
to renovate and add an addition to existing home

Date present owner acquired title to property May 20, 2025

Applicant:  
Name: KNS PROPERTY HOLDINGS LLC  
Address: 110 COUNTY ROAD, DEMAREST, NJ  
Phone #: 516-353-5091  
Signature: \_\_\_\_\_

Owner:  
Name: SAME  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Signature: \_\_\_\_\_

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

Name: CARMINE R. ALAMPI, ESQ.  
Phone #: 201-343-4600

Address: ONE UNIVERSITY PLAZA, HACKENSACK, NJ  
Signature: \_\_\_\_\_

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

**DESCRIPTION OF THE PROPERTY**

Address: 110 County Rd, Demarest, NJ 07627 Zone: R-C Block: 91 Lot(s): 307

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)
<u>35</u> feet to front yard line	<u>23.87</u> feet	<u>23.87</u> feet
<u>30</u> feet to rear yard line	<u>49</u> feet	<u>33.22</u> feet
<u>10</u> feet to closest side yard (lot)	<u>13.1</u> feet	<u>13.05</u> feet
<u>35</u> feet to closest side yard (street)	<u>26.22</u> feet	<u>26.22</u> feet

(SECOND FRONT YARD)

Required Lot Size: 15,000 square feet Existing Lot Size: 7,500 square feet

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

<b>IMPROVED LOT COVERAGE:</b>		
Maximum % for principal residence, vehicle access & parking	Permitted <u>1,875</u> sq. ft.	<u>25</u> %
	Proposed <u>2,067</u> sq. ft.	<u>27.56</u> %
Maximum total improved lot coverage %	Permitted <u>2,250</u> sq. ft.	<u>30</u> %
	Proposed <u>2,222</u> sq. ft.	<u>29.62</u> %
<b>BUILDING COVERAGE:</b>		
	Permitted <u>1,500</u> sq. ft.	<u>20</u> %
	Proposed <u>1,500</u> sq. ft.	<u>20</u> %
<b>MAXIMUM LIVING AREA (FAR)</b>		
	Permitted <u>2,250</u> sq. ft.	<u>30</u> %
	Proposed <u>2,484</u> sq. ft.	<u>33.12</u> %

Variance Requested: Check Applicable Box(es):

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Front          | <input type="checkbox"/> Improved Coverage                                |
| <input type="checkbox"/> Side (lot)                | <input checked="" 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 DWELLING

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

Character of buildings within the 200-foot property line (i.e., residential, commercial, etc.)  
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? \_\_\_\_\_ If so, when? \_\_\_\_\_

Please describe \_\_\_\_\_

Has a variance on this property previously been denied? \_\_\_\_\_ If so, when? \_\_\_\_\_

Please describe? \_\_\_\_\_

**IMPROVED COVERAGE CALCULATIONS:**

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

Address:	110 County Rd, Demarest, NJ 07627		
Zone:	R-C		
Size of Lot:	7,500 S.F.		
Required Square Footage:	15,000 S.F.		
Permitted Total Improved Coverage	<u>2,250 S.F.</u>	Sq. Ft.	<u>30</u> %
Permitted Improved Coverage: Principal Residence, Vehicle Access & Parking	<u>2,222 S.F.</u>	Sq. Ft.	<u>29.62%</u>

<u>A. EXISTING</u>	<u>SQ. FT</u>	<b>Check if to be Demolished</b>	<u>B. PROPOSED</u>	<u>SQ. FT</u>
house	954.1	<input checked="" type="checkbox"/>	house	1,500
Garage	265.8	<input checked="" type="checkbox"/>	Garage	
Patio		<input type="checkbox"/>	Patio	
Deck		<input type="checkbox"/>	Deck	
Shed	190.1	<input checked="" type="checkbox"/>	Shed	
Swimming Pool		<input type="checkbox"/>	Swimming Pool	
Tennis Court		<input type="checkbox"/>	Tennis Court	
Driveway	894.9	<input checked="" type="checkbox"/>	Driveway	567
Front Walkway	117.6	<input checked="" type="checkbox"/>	Front Walkway	120
Side Walkway		<input type="checkbox"/>	Side Walkway	
Rear Walkway		<input type="checkbox"/>	Rear Walkway	
Other		<input type="checkbox"/>	Other	35

Existing Improved Coverage 2,422 Sq. Ft. 32.3%

Proposed New Improved Coverage 2,222 Sq. Ft. 29.62%

Total Improved Coverage (A + B) = 2,222 Sq. Ft. 29.62 %

**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:	110 County Rd, Demarest, NJ 07627		
Zone:	R-C		
Size of Lot:	7,500 S.F.		
Required:	15,000 S.F.		
Permitted Coverage	20	%	1,500 S.F. Sq. Ft.

**A. EXISTING:**

Check if to be demolished

House	954.1	Sq. Ft.	<input checked="" type="checkbox"/>
Garage	265.8	Sq. Ft.	<input checked="" type="checkbox"/>
Shed	190.1	Sq. Ft.	<input checked="" type="checkbox"/>
Other		Sq. Ft.	<input type="checkbox"/>

EXISTING NET COVERAGE: 1,410 Sq. Ft. (18.8 %)

**B. PROPOSED:**

New House	1,500	Sq. Ft.
Addition		Sq. Ft.
Garage		Sq. Ft.
Shed		Sq. Ft.
Other		Sq. Ft.

PROPOSED NEW COVERAGE: 1,500 Sq. Ft. (20 %)

TOTAL BUILDING COVERAGE (A + B): 1,500 Sq. Ft. (20 %)



**RECEIVED**  
 OCT 28 2025  
 BY: MG

110 County Rd, Demarest, NJ 07627

TAX LOT NO 307 BLOCK NO. 91

COUNTY OF BERGEN, STATE OF NEW JERSEY

	REQUIRED	EXISTING	PROPOSED	VARIANCE
R-C	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	CONFORMING
MIN. LOT AREA	15,000 S.F.	7,500 S.F.	7,500 S.F.	EXISTING NON-CONFORMING
MIN. LOT FRONTAGE	100 FT	75 FT	75 FT	EXISTING NON-CONFORMING
MIN. LOT DEPTH	100 FT	100 FT	100 FT	CONFORMING
MAX. BUILDING COVERAGE	20%	18.8%	20.0%	CONFORMING
MAX. IMPERVIOUS COVERAGE	30%	32.3%	29.7%	CONFORMING
MAX. RESIDENTIAL AND PARKING COVERAGE	25%	17.9%	19.9%	CONFORMING
MAX. BUILDING HEIGHT(FT)	24/30	24	24/30	CONFORMING
MIN. FRONT YARD - COUNTY RD (FT)	35	23.9	23.9	EXISTING NON-CONFORMING
MIN. FRONT YARD - LAKE RD (FT)	35	26.1	26.1	EXISTING NON-CONFORMING
MIN. REAR YARD (FT)	30	49	31	CONFORMING
MIN. SIDE YARD (FT)	ABUTTING A STREET	-	-	CONFORMING
	ABUTTING A LOT	13.2	13.2	CONFORMING
MAX. FAR	30%	25.4%	32.7%	VARIANCE