

EID ASSOCIATES, INC.

PROFESSIONAL ENGINEERING AND LAND SURVEYING

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Re: Single Family Residential Addition
8 Ross Avenue
Borough of Demarest, Bergen County, NJ

The applicant is proposing a two-story addition on a residential dwelling located at 8 Ross Avenue in the Borough of Demarest, Bergen County.

LOT ZONE: R-D (SINGLE-FAMILY RESIDENTIAL)

LOT SIZE: 7,000 SQ. FT.

REQUIRED LOT SIZE: 10,000 SQ. FT.

IMPROVED LOT COVERAGE

IMPERVIOUS AREA	EXISTING (SQ. FT.)	PROPOSED (SQ. FT.)
HOUSE	939	1,771
GARAGE	194	0
PATIO	0	225
DECK	164	0
SHED	N/A	N/A
DRIVEWAY	738	340
SIDEWALKS	41	41
PORCHES	29	29
STEPS	55	40

TOTAL EXISTING IMPROVED COVERAGE= 2,160 SQ. FT. (30.9%)

TOTAL PROPOSED IMPROVED COVERAGE =2,446 SQ. FT. (34.9%)

CHANGE IN IMPROVED COVERAGE= +286 SQ. FT.

MAXIMUM IMPROVED LOT COVERAGE PERMITTED: 30%

§175-27 IMPROVED LOT COVERAGE - The part of the site that is covered by buildings or accessory buildings; impervious or pervious tennis courts, basketball courts, decks, swimming pool decks, patios, firepits, hot tubs or other recreational structures or improvements; impervious or pervious parking areas, driveways, walls, walkways, pavers or similar improvements; and any other structures or impervious surfaces. Total improved lot coverage shall not exceed 30% of the lot area. The percentage of the lot to be used for the principal residential use and all vehicle access and parking areas shall be not greater than 25%. Any portion of the 30% of lot coverage not devoted to the residence proper, parking and vehicular access may be used for outdoor appurtenances such as patio, deck, swimming pool or other recreational uses. This limitation shall apply to all residential districts and zones regulating single-family homes.

BUILDING COVERAGE

	EXISTING		PROPOSED	
GARAGE	194 SQ. FT.	2.8%	0 SQ. FT.	0%
HOUSE	939 SQ. FT.	13.4%	1,771 SQ. FT.	25.3%
TOTAL	1,133 SQ. FT.	16.2%	1,771 SQ. FT.	25.3%

TOTAL EXISTING BUILDING COVERAGE= 1,133 SQ. FT. (16.2%)

TOTAL PROPOSED BUILDING COVERAGE= 1,771 SQ. FT. (25.3%)

MAXIMUM BUILDING COVERAGE PERMITTED: 20%

FLOOR AREA RATIO

	EXISTING		PROPOSED	
FLOOR AREA	1582 SQ. FT.	22.6%	2,737 SQ. FT.	39.1%
TOTAL	1582 SQ. FT.	22.6%	2,737 SQ. FT.	39.1%

§175 MAXIMUM LIVABLE FLOOR AREA RATIO PERMITTED: 30%

§175-27 LIVABLE FLOOR AREA-The aggregate area of all floors included within the outer walls of a 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 feet six inches, and then only if at least 75% of such floor area has a ceiling height of not less than seven feet six inches and if any such floor that is situated above another story has access to the floor below a permanent built-in stairway and has a permanent, complete floor and means of heating to 70° F. at all times

§ MAXIMUM RESIDENTIAL PARKING COVERAGE: EXISTING=738 SQ. FT (10.5%) PROPOSED=340 SQ. FT. (4.9%)

MAXIMUM RESIDENTIAL PARKING COVERAGE PERMITTED: 25%