



Demarest Borough
ZONING DEPARTMENT
118 SERPENTINE RAOD
DEMAREST, NJ 07627
(201) 768-0167 EXT. 110
MGRECO@DEMARESTNJ.GOV

Application Date:	10/1/2026
Application Number:	ZA-26-0173
Permit Number:	
Project Number:	
Fee:	\$150

Denial of Application

Date: 10/1/2026

To: CONEN, GREGORY & MEREDITH C/O
MATTHEW CAPIZZI, ESQ.
11 LENOX AVE
DEMAREST, NJ 07627

CC: APP TELE:(201) 266-8300
APP EMAIL:MATTHEW@CAPIZZILAW.COM

RE: 11 LENOX AVE
BLOCK: 1.01 LOT: 6 QUAL: ZONE: R-D

DEAR CONEN, GREGORY & MEREDITH C/O MATTHEW CAPIZZI, ESQ.,

PROPOSED DRIVEWAY EXPANSION OF THE EXISTING 5'X10' PARKING AREA TOA 9'X18' ADJACENT TO THE EXISTING DRIVEWAY.

SITE PLAN BY DOUGLAS W. DOOLITTLE DATED 08/25/2026

Your request is hereby denied based upon the following requirements:

RESIDENTIAL AND PARKING COVERAGE PROPOSED AS 27.25% (3,098 SF.) WHERE 25% IS PERMITTED

The following comments were made during the denial process:

25.D. - R-D Bulk Regulations
Maximum permitted

Building coverage 20%

Improved lot coverage 35%

Residential & parking coverage [E] 25%

Floor Area Ratio (FAR) 30%

25.C. - Driveways

(1)The following accessory buildings, uses and structures shall be permitted in the front yard subject to setback requirement herein.

(c) Driveways
&

(2) The following accessory buildings, uses and structures shall be permitted in the side yard subject to setback requirement herein.

(b) Driveways
&

(3) The following accessory buildings, uses and structures shall be permitted in the rear yard subject to the setback requirement herein.

(a) Driveways

[1] Shall be a minimum of 5 feet from the side yard line.

[2] In the case of a corner lot all driveways must be at least 15 feet from the corner.

Sincerely,

A handwritten signature in black ink, consisting of a series of connected, stylized loops and strokes, extending horizontally across the page.