



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

Application Date:	<u>3/11/2025</u>
Application Number:	<u>ZA-25-0026</u>
Permit Number:	<u> </u>
Project Number:	<u> </u>
Fee:	<u>\$75</u>

Denial of Application

Date: 3/19/2025

To: 7 CHRISTIE STREET LLC
19 SONOMA CT
OLD BRIDGE, NJ 08857

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

RE: 7 CHRISTIE ST
BLOCK: 38 LOT: 653 QUAL: ZONE: R-D

DEAR 7 CHRISTIE STREET LLC,
REVISED DENIAL LETTER

CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING ON AN ISOLATED UNDERSIZED LOT.
NEW HOME INCLUDES A DECK, PATIO AND PERGOLA.
PLAN BY L2A LAND DESIGN LLC DATED 03/04/2025

Your Zoning Permit has been DENIED.

DENIAL REASONS:

PROPOSED BUILDING COVERAGE = 23.55%
PROPOSED RESIDENTIAL & PARKING COVERAGE = 30.24%
PROPOSED LIVABLE FLOOR AREA (INCLUDING FINISHED BASEMENT) = 37.38%
PROPOSED IMPROVED LOT COVERAGE = 36.45%
TOTAL LOT AREA = 8,000 SQ FT
A/C & GENERATOR NOT ALLOWED TO ENCROACH IN THE SIDE YARD

The following comments were made during the denial process:

175-5 - Limiting Schedule

MINIMUM LOT AREA - R-D: 10,000 sq ft
MAXIMUM BUILDING COVERAGE - R-D: 20%
MAXIMUM BUILDING HEIGHT - R-D: 24 ft. (flat roof) / 30 ft.
MAXIMUM LIVABLE FLOOR AREA - R-D: 30%
MAXIMUM RESIDENTIAL AND PARKING COVERAGE - R-D: 25%
MAXIMUM IMPROVED LOT COVERAGE - R-D: 30%

175-19 A. (3) (b) - SIDE YARD ENCROACHMENT

175-19 Encroachments into yards.

A. Residence districts. Yards referred to herein are in each case the entire yard, regardless of the minimum required yards provided in the Limiting Schedule (§ 175-16).

(3) Side yards.

(b) Accessory uses, buildings and structures shall not be permitted to encroach.

Sincerely,