

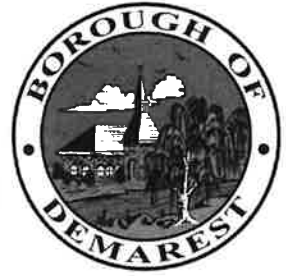
VARIANCE APPLICATION

BOROUGH OF DEMAREST

~~ZONING BOARD OF ADJUSTMENT~~

Joint Planning Board

118 Serpentine Road, Demarest, NJ 07627



File No: _____

Date Filed: _____

Date of Hearing: _____

Disposition: _____

To The ~~Board of Adjustment~~: Joint Planning Board

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:

The Applicant seeks to raze the existing improvements and construct a new single-family dwelling at the Property.

OR

To use an existing structure in the following manner:

Single-family residence.

The location of the property is at: (Street Address) 7 Christie Street, Demarest NJ

Designated as Block 38 and Lot 653 on the Assessment Map.

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

Date present owner acquired title to property See attached Property Deed.

Applicant:

Owner:

Name: 7 Christie Street LLC

Name: Same as Applicant

Address: _____

Address: _____

Phone #: _____

Phone #: _____

Signature: _____


Signature: _____

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

Name: Matthew G. Capizzi, Esq.

Address: 205 Fairview Avenue, Westwood NJ 07675

Phone #: 201-266-8300

Signature: 

PLEASE NOTE:

THE APPLICANT OR THEIR REPRESENTATIVE MUST PERSONALLY ATTEND THE HEARING

DESCRIPTION OF THE PROPERTY

Address: 7 Christie Street Zone: D Block: 38 Lot(s): 653

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>25</u> feet to front yard line	<u>18.20</u> feet	<u>25</u> feet
<u>30</u> feet to rear yard line	<u>33.50</u> feet	<u>33.50</u> feet
<u>10</u> feet to closest side yard (lot)	<u>20.49</u> feet	<u>13.83</u> feet
<u>N/A</u> feet to closest side yard (street)	<u>N/A</u> feet	<u>N/A</u> feet

Required Lot Size: 10,000 square feet Existing Lot Size: 8,000 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 <u>2,000.00</u> sq. ft.	<u>25.00</u> %
	Proposed <u>2,419.50</u> sq. ft.	<u>30.24</u> %
Maximum total improved lot coverage %	Permitted <u>2,400.00</u> sq. ft.	<u>30.00</u> %
	Proposed <u>2,916.02</u> sq. ft.	<u>36.45</u> %
BUILDING COVERAGE:	Permitted <u>1,600.00</u> sq. ft.	<u>20.00</u> %
	Proposed <u>1,884.00</u> sq. ft.	<u>23.55</u> %
MAXIMUM LIVING AREA (FAR)	Permitted <u>2,400.00</u> sq. ft.	<u>30.00</u> %
	Proposed <u>2,990.00</u> sq. ft.	<u>37.38</u> %

Variance Requested: Check Applicable Box(es):

- | | |
|---|--|
| <input type="checkbox"/> Front | <input checked="" 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 checked="" type="checkbox"/> Other: Residential and parking coverage
AC and Generator encroach side yard |
| <input checked="" type="checkbox"/> Building Coverage | |

Present use of buildings on the property is:

Single-family residence.

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

N/A

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? 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.

See attached coverage breakdown prepared by L2A Land Design, LLC dated March 6, 2025.

Address:			
Zone:			
Size of Lot:			
Required Square Footage:			
Permitted Total Improved Coverage	_____ Sq. Ft.	_____ %	
Permitted Improved Coverage: Principal Residence, Vehicle Access & Parking	_____ Sq. Ft.	_____ %	

<u>A. EXISTING</u>	<u>SQ. FT</u>	Check if to be Demolished	<u>B. PROPOSED</u>	<u>SQ. FT</u>
house	_____	<input type="checkbox"/>	house	_____
Garage	_____	<input type="checkbox"/>	Garage	_____
Patio	_____	<input type="checkbox"/>	Patio	_____
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	_____	<input type="checkbox"/>	Driveway	_____
Front Walkway	_____	<input type="checkbox"/>	Front Walkway	_____
Side Walkway	_____	<input type="checkbox"/>	Side Walkway	_____
Rear Walkway	_____	<input type="checkbox"/>	Rear Walkway	_____
Other	_____	<input type="checkbox"/>	Other	_____

See attached coverage breakdown prepared by L2A Land Design, LLC dated March 6, 2025.

Existing Improved Coverage _____ Sq. Ft. _____ %

Proposed New Improved Coverage _____ Sq. Ft. _____ %

Total Improved Coverage (A + B) = _____ Sq. Ft. _____ %

BUILDING COVERAGE (Footprint) CALCULATIONS: See attached coverage breakdown prepared by L2A Land Design, LLC dated March 6, 2025.

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:	
Zone:	
Size of Lot:	
Required:	
Permitted Coverage	_____ % _____ Sq. Ft.

A. EXISTING:

Check if to be demolished

House _____ Sq. Ft.

Garage _____ Sq. Ft.

Shed _____ Sq. Ft.

Other _____ Sq. Ft.

EXISTING NET COVERAGE: _____ Sq. Ft. (_____ %)

B. PROPOSED:

New House _____ Sq. Ft.

Addition _____ Sq. Ft.

Garage _____ Sq. Ft.

Shed _____ Sq. Ft.

Other _____ Sq. Ft.

PROPOSED NEW COVERAGE: _____ Sq. Ft. (_____ %)

TOTAL BUILDING COVERAGE (A + B): _____ Sq. Ft. (_____ %)

See attached coverage
breakdown prepared by L2A Land
Design, LLC dated March 6, 2025.

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 not 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.	<input type="checkbox"/>
Heated Attic	_____ Sq. Ft.	<input type="checkbox"/>
Other	_____ Sq. Ft.	<input type="checkbox"/>

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. _____%