



March 6, 2025

Capizzi Law Offices  
205 Fairview Avenue  
Westwood, NJ 07675

Re: Single Family Residential Addition  
7 Christie Street  
Borough of Demarest, Bergen County, NJ

The applicant is proposing a two-story residential dwelling located at 7 Christie Street in the Borough of Demarest, Bergen County.

LOT ZONE: R-D (SINGLE-FAMILY RESIDENCE D)  
LOT SIZE: 8,000 SQ. FT.  
REQUIRED LOT SIZE: 10,000 SQ. FT.

**IMPROVED LOT COVERAGE**

<b>IMPERVIOUS AREA</b>	<b>EXISTING (SQ. FT.)</b>	<b>PROPOSED (SQ. FT.)</b>
<b>HOUSE</b>	995.96	1,884.00
<b>GARAGE</b>	N/A	N/A
<b>PATIO</b>	106.76	165.68
<b>DECK</b>	N/A	158.68
<b>SHED</b>	26.72	N/A
<b>SWIMMING POOL</b>	N/A	N/A
<b>TENNIS COURT</b>	N/A	N/A
<b>DRIVEWAY</b>	399.56	535.50
<b>FRONT WALKWAY</b>	263.45	99.42
<b>SIDE WALKWAY</b>	N/A	N/A
<b>REAR WALKWAY</b>	N/A	N/A
<b>UTILITY PAD</b>	N/A	36.00
<b>WINDOW WELL</b>	N/A	36.75

TOTAL EXISTING IMPROVED COVERAGE = **1,792.45 SQ. FT. (22.41%)**  
TOTAL PROPOSED IMPROVED COVERAGE = **2,916.03 SQ. FT. (36.45%)**  
Δ IMPROVED COVERAGE = **+1,123.48 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	
<b>SHED</b>	26.72 SQ. FT.	0.003%	N/A	N/A
<b>HOUSE</b>	995.96 SQ. FT.	12.45%	1,884.00 SQ. FT.	23.55%
<b>TOTAL</b>	1,022.68 SQ. FT.	12.78%	1,884.00 SQ. FT.	23.55%

MAXIMUM BUILDING COVERAGE PERMITTED: **20%**

**FLOOR AREA RATIO**

	EXISTING		PROPOSED	
<b>FIRST FLOOR</b>	N/A	N/A	1,420.00 SQ. FT	17.75%
<b>SECOND FLOOR</b>	N/A	N/A	1,570.00 SQ. FT	19.63%
<b>TOTAL</b>	N/A	N/A	2,990 SQ. FT.	37.38%

§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 by a permanent built-in stairway and has a permanent, complete floor and a means of heating to 70° F. at all times.