



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

Application Date: 4/16/2025
Application Number: ZA-25-0047
Permit Number: _____
Project Number: _____
Fee: \$50

Denial of Application

Date: 4/16/2025

To: TOMER EDRY C/O MATTHEW CAPIZZI
220 EAST 65TH STREET
DEMAREST, NJ 07627

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

RE: 17 DUCK POND RD
BLOCK: 120.01 LOT: 3.01 QUAL: ZONE: R-A

DEAR TOMER EDRY C/O MATTHEW CAPIZZI,

PROPOSED INGROUND POOL
PROPOSED TURF FIELD SPORTS COURT
SITE PLAN PREPARED BY HUBSCHMAN ENGINEERING, P.A. DATED AS JULY 24, 2024 AND LAST REVISED AS OF APRIL 15, 2025, CONSISTING OF FIVE (5) SHEETS.

Your request is hereby denied based upon the following requirements:

ACCESSORY STRUCTURE SIDE YARD ENCROACHMENTS.
INGROUND SWIMMING POOL
PATIO

WHEREAS ACCESSORY STRUCTURES ARE NOT PERMITTED TO ENCROACH INTO THE SIDE YARD IN ANY RESIDENCE DISTRICT.

The following comments were made during the denial process:

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.

27 B. - YARD DEFINITIONS
YARD

The space on a lot extending along a lot line between such lot line and a principal building or buildings or a nonbuilding use occupying such lot.

YARD, FRONT

A yard extending the full width of the lot and situated between the street line and the front line of the building projected to the side lines of the lot. The depth of the "front yard" shall be between the front line of the building and the street line.

YARD, REAR

A yard extending the full width of the lot and situated between the rear line of the building and the rear line of the lot.

YARD, SIDE

A yard situated between the building and the side line of the lot and extending from the front yard to the rear yard.

Sincerely,

A handwritten signature in black ink, consisting of several fluid, overlapping strokes that are difficult to decipher. The signature starts with a large, sweeping initial letter and ends with a long, horizontal tail stroke.