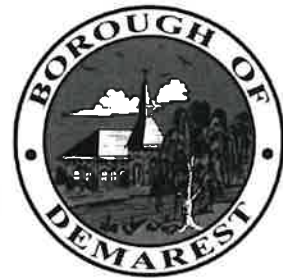


VARIANCE APPLICATION

BOROUGH OF DEMAREST

~~ZONING BOARD OF ADJUSTMENT~~

118 Serpentine Road, Demarest, NJ 07627



Joint Planning Board

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 appeal the Zoning Determination dated April 16, 2025, and, in alternative, seeks the variance approval relief necessary to construct the proposed in-ground pool, patio, and sports court 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) 17 Duck Pond Road

Designated as Block 120.01 and Lot 3.01 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: Tomer Edry
220 East 65th Street, Apt. 21L,
Address: New York, NY 10065

Name: Zmanny LLC c/o Tomer Edry, Member
220 East 65th Street, Apt. 21L,
Address: New York, NY 10065

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: 17 Duck Pond Road Zone: A Block: 120.01 Lot(s): 3.01

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>54.1</u> feet to front yard line	<u>14.2</u> feet	<u>169.66</u> feet
<u>50</u> feet to rear yard line	<u>31.2</u> feet	<u>135.31</u> feet
<u>25</u> feet to closest side yard (lot)	<u>33.3</u> feet	<u>50.48</u> feet
<u>50</u> feet to closest side yard (street)	<u>N/A</u> feet	<u>N/A</u> feet

Required Lot Size: 40,000 square feet Existing Lot Size: 107,360 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>26,840</u> sq. ft.	<u>25</u> %
	Proposed <u>14,150</u> sq. ft.	<u>13.18</u> %
Maximum total improved lot coverage %	Permitted <u>32,208</u> sq. ft.	<u>30</u> %
	Proposed <u>25,401</u> sq. ft.	<u>23.66</u> %
BUILDING COVERAGE:		
	Permitted <u>16,104</u> sq. ft.	<u>15</u> %
	Proposed <u>7,612</u> sq. ft.	<u>7.09</u> %
MAXIMUM LIVING AREA (FAR)		
	Permitted <u>24,156</u> sq. ft.	<u>22.5</u> %
	Proposed <u>9,383</u> sq. ft.	<u>8.74</u> %

Variance Requested: Check Applicable Box(es):

- | | |
|--|--|
| <input type="checkbox"/> Front | <input type="checkbox"/> Improved Coverage |
| <input type="checkbox"/> Side (lot) | <input 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 | Other: Appeal of Zoning Officer's Determination: |
| <input type="checkbox"/> Building Coverage | Accessory Structures in the Side Yard |

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.:

See attached Engineering Plan prepared by Hubschman Engineering, P.A., dated July 24, 2024 and last revised as of April 15, 2025 consisting of five (5) sheets.

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.

Address:	17 Duck Pond Road, Demarest NJ 07627		
Zone:	C		
Size of Lot:	107,360.23 Sq. Ft.		
Required Square Footage:	40,000 Sq. Ft.		
Permitted Total Improved Coverage	<u>32,208</u>	Sq. Ft.	<u>30</u> %
Permitted Improved Coverage: Principal Residence, Vehicle Access & Parking	<u>26,840</u>	Sq. Ft.	<u>25%</u>

<u>A. EXISTING</u>	<u>SQ. FT</u>	<u>Check if to be Demolished</u>	<u>B. PROPOSED</u>	<u>SQ. FT</u>
house	<u>7,615</u>	<input type="checkbox"/>	house	_____
Garage	_____	<input type="checkbox"/>	Garage	_____
Patio / Steps	<u>3,053</u>	<input type="checkbox"/>	Patio	_____
Deck	_____	<input type="checkbox"/>	Deck- Pervious Sports Court	<u>6,050</u>
Shed Walls	<u>400</u>	<input type="checkbox"/>	Shed	_____
Swimming Pool	_____	<input type="checkbox"/>	Swimming Pool	<u>888</u>
Tennis Court	_____	<input type="checkbox"/>	Tennis Court	_____
Driveway	<u>7,320</u>	<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 <small>A/C & Generator</small>	<u>77</u>	<input type="checkbox"/>	Other	_____

Existing Improved Coverage 18,465 Sq. Ft. 17.20%

Proposed New Improved Coverage 6,938 Sq. Ft. 6.46%

Total Improved Coverage (A + B) = 25,403 Sq. Ft. = 23.66%

BUILDING COVERAGE (Footprint) CALCULATIONS: **N/A**

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. (_____ %)

FLOOR AREA RATIO CALCULATIONS (Livable Floor Area)

N/A

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.

Heated Attic _____ Sq. Ft.

Other _____ Sq. Ft.

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. _____ %