

VARIANCE APPLICATION
BOROUGH OF DEMAREST
ZONING BOARD OF ADJUSTMENT

118 Serpentine Road, Demarest, NJ 07627



File No: JPB-25-005

Date Filed: 06/19/2025

Date of Hearing: _____

Disposition: _____

To The Board of Adjustment:

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) -24 to construct the following:

Install a 6' Fence along Front yard

OR

To use an existing structure in the following manner:

The location of the property is at: (Street Address) 93 Pine Terrace

Designated as Block 84.08 and Lot 1 on the Assessment Map.

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

Security, deer control, containment of dogs

Date present owner acquired title to property June 2023

Applicant:
Name: Jason Lieberman

Address: 93 Pine Terrace

Phone #: 201-669-1108

Signature: _____

Owner:
Name: Jason Lieberman

Address: 93 Pine Terrace

Phone #: 201-669-1108

Signature: _____

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

Name: _____

Address: _____

Phone #: _____

Signature: _____

PLEASE NOTE:
THE APPLICANT OR THEIR REPRESENTATIVE MUST PERSONALLY ATTEND THE HEARING

DESCRIPTION OF THE PROPERTY

Address: 93 Pine Terrace Zone: R-BB Block: 84.08 Lot(s): 1

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>50</u> feet to front yard line	_____ feet	_____ feet
<u>50</u> feet to rear yard line	_____ feet	_____ feet
<u>25</u> feet to closest side yard (lot)	_____ feet	_____ feet
<u>50</u> feet to closest side yard (street)	_____ feet	_____ feet

Required Lot Size: 30,000 square feet Existing Lot Size: _____ 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 _____ sq. ft.	_____ %
	Proposed _____ sq. ft.	_____ %
Maximum total improved lot coverage %	Permitted _____ sq. ft.	_____ %
	Proposed _____ sq. ft.	_____ %
BUILDING COVERAGE:		
	Permitted _____ sq. ft.	_____ %
	Proposed _____ sq. ft.	_____ %
MAXIMUM LIVING AREA (FAR)		
	Permitted _____ sq. ft.	_____ %
	Proposed _____ sq. ft.	_____ %

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 | |
| <input type="checkbox"/> Building Coverage | |

Present use of buildings on the property is:

Single family dwelling

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

None

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:

Yes, lot size is existing non-conforming

Has a variance been previously granted on this property? NO If so, when? N/A

Please describe N/A

Has a variance on this property previously been denied? NO If so, when? N/A

Please describe? N/A

IMPROVED COVERAGE CALCULATIONS:

Definition: A material that prevents absorption of storm water into the ground.

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	_____

Existing Improved Coverage _____ Sq. Ft. _____%

Proposed New Improved Coverage _____ Sq. Ft. _____%

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

BUILDING COVERAGE (Footprint) CALCULATIONS:

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)

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 net 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. _____ %