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

Application Date:	7/24/2025
Application Number:	ZA-25-0119
Permit Number:	
Project Number:	
Fee:	$75

Denial of Application

Date: 7/28/2025

To: 29 JOHN STREET LLC, AUSTIN SIBONI
29 JOHN STREET
DEMAREST, NJ 07627

CC: APP TELE:(201) 926-1768
APP EMAIL:AUSTIN@BLACKFALCON.COM

RE: 29 JOHN ST
BLOCK: 154 LOT: 11 QUAL: ZONE: R-C

DEAR 29 JOHN STREET LLC, AUSTIN SIBONI,

Your request is hereby denied based upon the following requirements:

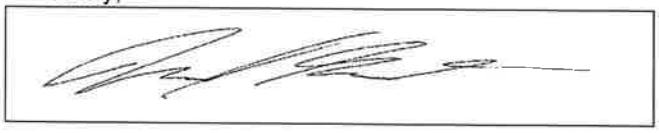
Your ZONING PERMIT has been DENIED.

C VARIANCES REQUIRED
(1) 2ND FLOOR ADDITION 29.1 FEET FROM FRONT LOT LINE WHERE 35 FEET IS REQUIRED.
(2) ATTACHED GARAGE ADDITION 29.1 FEET FROM FRONT LOT LINE WHERE 35 FEET IS REQUIRED.
175-5 - R-C ZONE BULK AND AREA

The following comments were made during the denial process:

No land shall be hereafter used or occupied and no building or part thereof shall hereafter be used, occupied, erected, moved or altered unless in conformity with the regulations and Limiting Schedule hereinafter specified for the district in which it is located.

AREA (minimums)
LOT AREA = 15,000 sq ft
FRONT YARD SETBACK = 35 ft.
REAR YARD SETBACK = 30 ft.
SIDE YARD SETBACKS = 15 ft.

BULK (maximums)
BUILDING COVERAGE = 20%
BUILDING HEIGHT = 30 ft.
LIVABLE FLOOR AREA = 30%
RESIDENTIAL AND PARKING COVERAGE = 25%
IMPROVED LOT COVERAGE = 30%

Sincerely,