

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 renovate and expand the existing dwelling by constructing 1) a one-story infill addition at the existing garage, 2) an addition to the rear portion of the dwelling, 3) a new wood deck, and 4) new driveway 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) 29 John Street, Demarest NJ

Designated as Block 154 and Lot 11 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: 29 John Demarest LLC c/o Austin Siboni

Name: Same as Applicant

Address: _____

Address: _____

Phone #: _____

Phone #: _____

Signature: _____

Signature: _____

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

Name: Matthew G. Capizzi

Address: 205 Fairview Avenue, Westwood NJ, 07675

Phone #: 201-266-8300

Signature: *MGC* Matthew G. Capizzi, Esq.
Attorney for Applicant

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

DESCRIPTION OF THE PROPERTY

Address: 29 John Street, Demarest NJ Zone: R-C Block: 154 Lot(s): 11

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)
20 feet to front yard line	29.1 feet	29.1 feet
30 feet to rear yard line	42.8 feet	30.3 feet
15 feet to closest side yard (lot)	24.2 feet	24.2 feet
35 feet to closest side yard (street)	12.5 feet	26.67 feet

Required Lot Size: 15,000 square feet Existing Lot Size: 11,734 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>2,933</u> sq. ft.	<u>25</u> %
	Proposed <u>2,338</u> sq. ft.	<u>19.97</u> %
Maximum total improved lot coverage %	Permitted <u>3,520</u> sq. ft.	<u>30</u> %
	Proposed <u>3,512</u> sq. ft.	<u>29.9</u> %
BUILDING COVERAGE:		
	Permitted <u>2,346</u> sq. ft.	<u>20</u> %
	Proposed <u>2,338</u> sq. ft.	<u>19.92</u> %
MAXIMUM LIVING AREA (FAR)		
	Permitted <u>3,520</u> sq. ft.	<u>30</u> %
	Proposed <u>3,499</u> sq. ft.	<u>29.81</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 checked="" 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 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.:
N/A

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.

See attached coverage breakdown prepared by Axis Architectural Group LLC dated July 31, 2025.

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	_____

See attached coverage breakdown prepared by Axis Architectural Group LLC dated July 31, 2025.

Existing Improved Coverage _____ Sq. Ft. _____ %

Proposed New Improved Coverage _____ Sq. Ft. _____ %

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

BUILDING COVERAGE (Footprint) CALCULATIONS:

See attached coverage breakdown
 prepared by Axis Architectural
 Group LLC dated July 31, 2025.

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. _____ %



July 31, 2025

Capizzi Law offices
 205 Fairview Avenue
 Westwood, NJ 07675

RE: Single family addition and renovation.
 29 John St., Demarest, NJ

This application is for an additional and alteration to an existing two story home located at 29 John St. in Demarest NJ.

Lot 11, Block 154
 Zone Single Family Residence C-(RC)
 Lot size 11,734 sf
 Required 15,000 sf

IMPROVED LOT COVERAGE		
IMPERVIOUS AREA	EXISTING (SQ. FT.)	PROPOSED (SQ.FT.)
HOUSE	1,682	1,917
GARAGE SPACE	352	500
DECK	486	400
DRIVEWAY	285	562
WALKWAY	434	90
LANDING AND FRONT DOOR	32	40
OTHER		
	3,271	3,509

Total existing lot coverage = 3,271 SQ. FT. (27.87%)
 Total proposed lot coverage = 3,509 SQ. FT. (29.9%)
 Improved coverage = 238 SQ. FT.
 Improved lot coverage permitted = 30% or 3,520.2 SQ.FT.

§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 %	EXISTING SQ.FT.	PROPOSED %	PROPOSED SQ. FT.
GARAGE	2.99	351	4.26	500
HOUSE	14.32	1,681	16.33	1,841
TOTAL	17.31	2,032	19.95	2,341

Total existing building coverage = 2,032 SQ. FT. (17.31%)
 Total proposed building coverage = 2,341 SQ.FT. (19.95%)
 Total building coverage allowed = 20% or 2,346.8 SQ.FT.

FLOOR AREA RATIO				
	EXISTING %	EXISTING SQ.FT.	PROPOSED %	PROPOSED SQ. FT.
FIRST FLOOR	14.32	1,681	16.33	1,841
SECOND FLOOR	8.88	1,043	9.92	1,665
TOTAL	23.2	2,724	26.25	3,506

Total existing livable floor area = 2,724 SQ. FT. (23.2%)
 Total proposed livable floor area = 3,506 SQ.FT. (26.25%)
 Total livable area allowed = 30% or 3,520.2 SF

§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



Piero Gabucci A.I.A.