



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

|                     |                             |
|---------------------|-----------------------------|
| Application Date:   | <u>6/3/2025</u>             |
| Application Number: | <u>ZA-25-0079</u>           |
| Permit Number:      | <u>                    </u> |
| Project Number:     | <u>                    </u> |
| Fee:                | <u>\$75</u>                 |

# Denial of Application

Date: 6/4/2025

To: SUNG PARK  
 786 ASPEN WAY  
 FRANKLIN LAKES, NJ 07417

CC: APP TELE:(201) 923-5660  
 APP EMAIL:PASAJOHNGMAIL.COM

RE: 35 KNICKERBOCKER RD  
 BLOCK: 2 LOT: 37 QUAL: ZONE: R-D

DEAR SUNG PARK,  
 ADDITION AND RENOVATION 39.8'x8'x30'

Your request is hereby denied based upon the following requirements:

Your ZONING PERMIT has been DENIED.

Proposed Building Coverage = 25.33%, where 20% is allowed.  
 Proposed Improved Lot Coverage = 41.83%, where 30% is allowed.  
 Proposed Livable Floor Area = 36.98%, where 30% is allowed.  
 Residential and Parking Coverage = 37.5%, where 25% is allowed.

Addition on north side of house is 9.9 feet from the side lot line, where 10 feet is required.

Total Lot Area = 6,000 sq ft.  
 Lot Frontage = 60 fet.  
 Both conditions are existing non-conforming conditions.

The following comments were made during the denial process:

175-5 - Maximum Building Coverage  
 R-D: 20%

175-5 - Maximum Livable Floor Area  
 R-D: 30%

175-5 - Maximum Improved Lot Coverage  
 R-D: 30%

175-5 - Maximum Residential and Parking Coverage  
 R-D: 25%

Sincerely,