

Zoning Board of Adjustment
Demarest, NJ

APPLICATION FOR VARIANCE FROM THE REQUIREMENTS OF ZONING ORDINANCE

File No: 2B23-007
Date of Hearing: 12/19/23

Date Filed: 9/18/23
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) _____ to construct the following:

OR

To use an existing structure in the following manner:

The location of the property is at: (Street Address) 38 Sunset Road, Demarest New Jersey 07627

Designated as Block 53 and Lot 4.01 on the Assessment Map.

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

Construction of patio and pergola.

Date present owner acquired title to property February 4, 2021

Applicant:
Name: Spencer Spielberg
Address: 38 Sunset Road
Phone #: 917-383-5085
Signature: _____

Owner:
Name: Spencer Spielberg
Address: 38 Sunset Road
Phone #: 917-383-5085
Signature: _____

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

Name: _____
Phone #: _____

Address: _____
Signature: _____

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

DESCRIPTION OF THE PROPERTY

Address: 38 Sunset Road Zone: R-D Block: 53 Lot(s): 4.01

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)
25 feet to front yard line	26.5 feet	26.5 feet
30.0 feet to rear yard line	61.4 feet	61.4 feet
25.0 feet to closest side yard (lot)	10.5 feet	10.5 feet
25.0 feet to closest side yard (street)	14.1 feet	14.1 feet

Required Lot Size: 10,000 square feet Existing Lot Size: 14,301 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>3575.3</u> sq. ft.	<u>25.0</u> %
	Proposed <u>3646</u> sq. ft.	<u>25.5</u> %
Maximum total improved lot coverage %	Permitted <u>4,290.3</u> sq. ft.	<u>30.0</u> %
	Proposed <u>6,137</u> sq. ft.	<u>42.9</u> %
BUILDING COVERAGE:		
	Permitted <u>2,860.2</u> sq. ft.	<u>20.0</u> %
	Proposed <u>3,250</u> sq. ft.	<u>22.7</u> %
MAXIMUM LIVING AREA (FAR)		
	Permitted _____ sq. ft.	_____ %
	Proposed _____ sq. ft.	_____ %

Variance Requested: Check Applicable Box(es):

- | | |
|---|--|
| <input type="checkbox"/> Front | <input checked="" 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 checked="" type="checkbox"/> Building Coverage | |

Present use of buildings on the property is:

Single family residential

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? _____ If so, when? _____

Please describe _____

Has a variance on this property previously been denied? _____ If so, when? _____

Please describe? _____

IMPROVED COVERAGE CALCULATIONS:

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

Address:	38 Sunset Road		
Zone:	R-D		
Size of Lot:	14,301		
Required Square Footage:	10,000		
Permitted Total Improved Coverage	4,290.3	Sq. Ft.	30.0 %
Permitted Improved Coverage: Principal Residence, Vehicle Access & Parking	3575.3	Sq. Ft.	25

A. EXISTING	SQ. FT	Check if to be Demolished	B. PROPOSED	SQ. FT
house	2,871	_____	house	379
Garage	_____	_____	Garage	_____
Patio	_____	_____	Patio	1,444
Deck	_____	_____	Deck	_____
Shed	_____	_____	Shed	_____
Swimming Pool	465	_____	Swimming Pool	_____
Tennis Court	_____	_____	Tennis Court	_____
Driveway	775	_____	Driveway	_____
Front Walkway	122	_____	Front Walkway	_____
Side Walkway	_____	_____	Side Walkway	_____
Rear Walkway	16	_____	Rear Walkway	_____
Other	44	_____	Other	21

Existing Improved Coverage 4,293 Sq. Ft. 30.0 %

Proposed New Improved Coverage 1,844 Sq. Ft. 12.9 %

Total Improved Coverage (A + B) = 6,137 Sq. Ft. 42.9 %

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:	38 Sunset Road		
Zone:	R-D		
Size of Lot:	14,301		
Required:	10,000		
Permitted Coverage	20.0	%	2,860.2 Sq. Ft.

A. EXISTING:

Check if to be demolished

House	<u>2,871</u> Sq. Ft.	<u> </u>
Garage	<u> </u> Sq. Ft.	<u> </u>
Shed	<u> </u> Sq. Ft.	<u> </u>
Other	<u> </u> Sq. Ft.	<u> </u>

EXISTING NET COVERAGE: 2,871 Sq. Ft. (20.0 %)

B. PROPOSED:

New House	<u> </u> Sq. Ft.
Addition	<u> </u> Sq. Ft.
Garage	<u> </u> Sq. Ft.
Shed	<u> </u> Sq. Ft.
Other	<u>379</u> Sq. Ft.

PROPOSED NEW COVERAGE: 379 Sq. Ft. (2.7 %)

TOTAL BUILDING COVERAGE (A + B): 3,250 Sq. Ft. (22.7 %)