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Zoning Board of Adjustment
Demarest, NJ

BY: MG

APPLICATION FOR VARIANCE FROM THE REQUIREMENTS OF ZONING ORDINANCE

File No: _____

Date Filed: _____

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) to construct the following:

New single family dwelling

OR

To use an existing structure in the following manner:

The location of the property is at: (Street Address) 74 Pine Terrace

Designated as Block 84.05 and Lot 7 on the Assessment Map.

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

Personal residence

Date present owner acquired title to property August 17, 2023

Applicant:

Owner:

Name Chad and Rebecca Cutler h/w

Name: same as Applicants

Address: 9 Avenue at Port Imperial, Unit 1003-WNY, NJ

Address: _____

Phone #: 201 704 6878

Phone #: _____

Signature: _____

Signature: _____

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

Name Carmin R. Alampi, Esq.

Address: One University Plaza, Suite 404, Hackensack, NJ

Phone #: 201-343-4600

Signature: _____

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

DESCRIPTION OF THE PROPERTY

Address: 74 Pine Terrace Zone: R-BB Block: 84.05 Lot(s): 7

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)
50 feet to front yard line	51.7 feet	50.8 feet
50 feet to rear yard line	61.0 feet	52.8 feet
25 feet to closest side yard (lot)	26.3 feet	25.8 feet
25 feet to closest side yard (street)	41.7 feet	29.7 feet

Required Lot Size: 30,000 square feet Existing Lot Size: 23,949.56 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>5987</u> sq. ft.	<u>25</u> %
	Proposed <u>5431</u> sq. ft.	<u>22.68</u> %
Maximum total improved lot coverage %	Permitted <u>7185</u> sq. ft.	<u>30</u> %
	Proposed <u>6785</u> sq. ft.	<u>28.33</u> %
BUILDING COVERAGE:		
	Permitted <u>3592</u> sq. ft.	<u>15</u> %
	Proposed <u>3590</u> sq. ft.	<u>14.99</u> %
MAXIMUM LIVING AREA (FAR)		
	Permitted <u>5389</u> sq. ft.	<u>22.5</u> %
	Proposed <u>5366</u> sq. ft.	<u>22.41</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 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: 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.:

Storm drain easement

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: Non-conforming lot area and rear yard width

Has a variance been previously granted on this property? No 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:	74 Pine Terrace		
Zone:	R-BB		
Size of Lot:	23,949.56		
Required Square Footage:	30,000		
Permitted Total Improved Coverage	7185	Sq. Ft.	30 %
Permitted Improved Coverage: Principal Residence, Vehicle Access & Parking	5987	Sq. Ft.	25

A. EXISTING	SQ. FT	Check if to be Demolished	B. PROPOSED	SQ. FT
house	TBR*	X	house	SEE ATTACHED SCHEDULE A
Garage		X	Garage	
Patio		X	Patio	
Deck		X	Deck	
Shed		X	Shed	
Swimming Pool	TO BE		Swimming Pool	
Tennis Court	COMPLETELY		Tennis Court	
Driveway	REMOVED	X	Driveway	
Front Walkway		X	Front Walkway	
Side Walkway			Side Walkway	
Rear Walkway			Rear Walkway	
Other			Other	

*To be removed

Existing Improved Coverage 0 Sq. Ft. 0 %

Proposed New Improved Coverage 6785 Sq. Ft. 28.33%

Total Improved Coverage (A + B) = 6785 Sq. Ft. 28.33 %

RE: CHAD AND REBECCA CUTLER, 74 Pine Terrace, Demarest, NJ

SCHEDULE A

IMPROVED LOT COVERAGE CALCS

Dwelling	3246 sq. ft.
Covered porch	52 sq. ft.
Covered terrace	279 sq. ft.
Bay Windows	13 sq. ft.
Uncovered terrace	737 sq. ft.
Front Walk/Steps	333 sq. ft.
A/Cs & Generator	42 sq. ft.
Driveway	1841 sq. ft.
<u>Retaining walls</u>	<u>242 sq. ft.</u>
TOTAL:	6785 sq. ft.
6785 sq. ft./23,949.56 = 28.33%	

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:	74 Pine Terrace		
Zone:	R-BB		
Size of Lot:	23,949.56		
Required:	30,000		
Permitted Coverage	15	%	3592 Sq. Ft.

A. EXISTING:

Check if to be demolished

House	TO BE	_____	Sq. Ft.	<u> X </u>
Garage	COMPLETELY	_____	Sq. Ft.	<u> X </u>
Shed	REMOVED	_____	Sq. Ft.	<u> X </u>
Other		_____	Sq. Ft.	<u> X </u>

EXISTING NET COVERAGE: 0 Sq. Ft. (0 %)

B. PROPOSED:

New House	<u> 3246 </u>	Sq. Ft.
Addition	_____	Sq. Ft.
Garage	_____	Sq. Ft.
Shed	_____	Sq. Ft.
Other	<u> 344 </u>	Sq. Ft.

PROPOSED NEW COVERAGE: 3590 Sq. Ft. (14.99 %)

TOTAL BUILDING COVERAGE (A + B): 3590 Sq. Ft. (14.99 %)

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 not 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:	74 Pine Terrace		
Zone:	R-BB		
Size of Lot:	23,949.56		
Square Foot REQUIRED:	30,000		
Permitted Livable Area	Sq. Ft.	5389	% 22.5%

A. EXISTING:

Check if to be demolished

House	<u> TBR </u> Sq. Ft.	<u> x </u>
Heated Attic	<u> TBR </u> Sq. Ft.	<u> x </u>
Other	<u> TBR </u> Sq. Ft.	<u> x </u>

EXISTING NET LIVABLE AREA: _____ Sq. Ft. _____ %

B. PROPOSED:

New House	<u> 5366 </u> Sq. Ft.
Addition	<u> </u> Sq. Ft.
Heated Attic	<u> </u> Sq. Ft.
Other	<u> </u> Sq. Ft.

PROPOSED LIVABLE AREA: 5366 Sq. Ft. 22.41 %

TOTAL LIVABLE AREA (A + B): 5366 Sq. Ft. 22.41 %