



THE BOROUGH OF DEMAREST
118 SERPENTINE ROAD
DEMAREST, N.J. 07627-2199
Building Department
construction@demarestnj.gov

201-768-3398
201-768-2581 FAX

Date: 11/28/2023 Block: 84.05
Name: Chad Cutter Lot(s): 7
Address: 74 Pine Terrace Zone: R-BB
Phone: 201-704-6878

I regret that I cannot issue a Building Permit to you since your request is in violation of the local Zoning Ordinance § 175-Limiting Schedule.

This decision may be appealed before the Zoning Board of Adjustment, which meets on the third Tuesday of each month at 7:30 p.m. at the Borough Hall.

Variance applications are available on the borough website at Demarestnj.org.

	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
Minimum Lot Frontage	150 ft	150 ft	150 ft	
Minimum Lot Depth	150 ft	172.35 ft	172.35 ft	
Minimum Lot Area	30,000 sf	23,949.56 sf	23,949.56 sf	YES
Front Yard Set Back	50 ft	51.7 ft	50.8	
Minimum Side Yard Width Abutting/Street	50 ft	68.0 ft	55.5 ft	
Minimum Side Yard Width Abutting/Lot	25 ft	26.3 ft	25.8 ft	
Rear Yard Depth	50 ft	61 ft	52.8 ft	
Rear Yard Width	150 ft	129.93 ft	129.93 ft	YES
Maximum Building Coverage	15 %	DEMO	14.99 %	
Height of Building	30 ft	DEMO	29.42 ft	
Max. Livable Fl. Area (FAR)	22.5%	DEMO	22.41 %	
Max lot % for principal residence, vehicle access and parking	25%	DEMO	22.68 %	
Maximum improved Lot Coverage%	30%	DEMO	28.33 %	

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BY: M6

Accessory Structure- Must be in rear yard

	Required	Proposed	Variance Required
Minimum Side Yard set back	25 ft	DEMO	
Minimum Rear Yard set back	10 ft	DEMO	
Located in Rear Yard	10 ft	DEMO	
Maximum mean roof Height			
Minimum yard dimension			

Demo: To be demolished

Comments: The calculated dimensions on this sheet were only used for the purpose of a Building Permit Denial when applying to the Zoning Board you must use your true calculations based on your actual field measurements.

Kevin Burnette
Zoning Officer