



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

201-768-3398  
201-768-2581 FAX

Date: 11/7/2023 Block: 74  
Name: Austin & Doreen Siboni Lot(s): 8  
Address: 63 Central Avenue Zone: D  
Phone: 201-262-3300

I regret that I cannot issue a Building Permit to you since your request is in violation of the local Zoning Land Use Ordinance.

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](http://Demarestnj.org).

	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
Minimum Lot Frontage	100 ft	134.25 ft		
Minimum Lot Depth	100 ft	112.88 ft		
Minimum Lot Area	10,000 sf	15,488 sf		
Front Yard Set Back	25 ft	30.9 ft		
Minimum Side Yard Width Abutting/Street	25 ft	N/A		
Minimum Side Yard Width Abutting/Lot	10 ft	9.6 ft		E
Rear Yard Depth	30 ft	38.6 ft		
Rear Yard Width	100 ft	134.25 ft		
Maximum Building Coverage	20 %	20.33 %	20.33 %	YES
Height of Building	30 ft	30 ft		
Max. Livable Fl. Area (FAR)	30 %	30 %		
Max lot % for principal residence, vehicle access and parking	25%	28.9 %	28.9 %	YES
Maximum improved Lot Coverage%	30%	37.1 %	37.3 %	YES

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