



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: 5/26/2024 Block: 84.04
 Name: RRF Properties LLC Lot(s): 2
 Address: 12 Irene Court Zone: BB
 Phone: 201-739-7176

I regret that I cannot issue a Building Permit to you since your request is in violation of the local Zoning Ordinance 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	150.0'	160'	160'	
Minimum Lot Depth	150.0'	150.0'	150.0'	
Minimum Lot Area	30,000 sf	24,000sf	24,000sf	YES
Front Yard Set Back	50.0'	49.7'	50.2'	
Minimum Side Yard Width Abutting/Street	50.0	NA	NA	
Minimum Side Yard Width Abutting/Lot	25.0'	37.4'	26.8'	
Rear Yard Depth	50.0'	65.4'	51.3'	
Rear Yard Width	160.0'	160.0'	160.0'	
Maximum Building Coverage	15.0 %	9.2%	14.99%	
Height of Building	30.0'	<30.0'	26.49'	
Max. Livable Fl. Area (FAR)	22.5%	<22.5%	21.1%	
Max lot % for principal residence, vehicle access and parking	25%	16.2%	21.12%	
Maximum improved Lot Coverage%	30%	28.2%	29.99%	

Accessory Structure- Must be in rear yard

	Required	Proposed	Variance Required
Minimum Side Yard set back	25.0'	53.9'	
Minimum Rear Yard set back	10.0'	23.7'	
Located in Rear Yard			
Maximum mean roof Height	N/A	N/A	
Minimum yard dimension	30,000sf	24,000sf	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