



**VARIANCE APPLICATION**  
**BOROUGH OF DEMAREST**  
**ZONING BOARD OF ADJUSTMENT**  
 118 Serpentine Road, Demarest, NJ 07627

File No: ZB 24-003

Date Filed: 6/11/2024

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:

A new single-family dwelling.

**OR**

To use an existing structure in the following manner:

The location of the property is at: (Street Address) 12 Irene Court, Demarest NJ

Designated as Block 84.04 and Lot 2 on the Assessment Map.

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

Date present owner acquired title to property 12/29/2023

Applicant:  
 Name: RRF Properties, LLC c/o Matthew G. Capizzi, Esq.

Owner:  
 Name: Same as Applicant

Address: 205 Fairview Avenue, Westwood NJ 07675

Address: \_\_\_\_\_

Phone #: 201-266-8300

Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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

Name: Matthew G. Capizzi, Esq.

Address: 205 Fairview Avenue, Westwood NJ 07675

Phone #: 201-266-8300

Signature: *Matthew G. Capizzi, Esq.*  
*Attorney for Applicant*

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

**DESCRIPTION OF THE PROPERTY**

Address: 12 Irene Court, Demarest NJ      Zone: R-BB      Block: 84.04      Lot(s): 2

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)
<u>50'</u> feet to front yard line	<u>49.7'</u> feet	<u>50.2'</u> feet
<u>50'</u> feet to rear yard line	<u>65.4'</u> feet	<u>51.3'</u> feet
<u>25'</u> feet to closest side yard (lot)	<u>37.4'</u> feet	<u>26.8'</u> feet
<u>50'</u> feet to closest side yard (street)	<u>N/A</u> feet	<u>N/A</u> feet

Required Lot Size: 30,000 square feet

Existing Lot Size: 24,000 square feet

Fill in the following *Proposed Net Totals* from your worksheet: (entire table must be completed)

<b>IMPROVED LOT COVERAGE:</b>		
Maximum % for principal residence, vehicle access & parking	Permitted <u>6,000</u> sq. ft.	<u>25</u> %
	Proposed <u>5,068</u> sq. ft.	<u>21.12</u> %
Maximum total improved lot coverage %	Permitted <u>7,200</u> sq. ft.	<u>30</u> %
	Proposed <u>7,197</u> sq. ft.	<u>29.99</u> %
<b>BUILDING COVERAGE:</b>		
	Permitted <u>3,600</u> sq. ft.	<u>15</u> %
	Proposed <u>3,599</u> sq. ft.	<u>14.99</u> %
<b>MAXIMUM LIVING AREA (FAR)</b>		
	Permitted <u>5,400</u> sq. ft.	<u>22.5</u> %
	Proposed <u>5,053</u> sq. ft.	<u>21.1</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         |  |

**Other: Minimum Lot Area**

Present use of buildings on the property is:  
Single-family residence.

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:

The lot is non-conforming as to Minimum Lot Area: (30,000 Sq. Ft. Minimum Required v. 24,000 Sq. Ft. Existing)

Has a variance been previously granted on this property? No. If so, when? \_\_\_\_\_

Please describe \_\_\_\_\_

Has a variance on this property previously been denied? No. If so, when? \_\_\_\_\_

Please describe? \_\_\_\_\_

**IMPROVED COVERAGE CALCULATIONS:**

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

Address:	12 Irene Court, Demarest NJ 07627		
Zone:	R-BB		
Size of Lot:	24,000 Sq. Ft.		
Required Square Footage:	30,000 Sq. Ft.		
Permitted Total Improved Coverage	7,200	Sq. Ft.	30 %
Permitted Improved Coverage: Principal Residence, Vehicle Access & Parking	6,000	Sq. Ft.	25%

All Existing Improvements to be removed.

<u>A. EXISTING</u>	<u>SQ. FT</u>	<b>Check if to be Demolished</b>	<u>B. PROPOSED</u>	<u>SQ. FT</u>
house	2,204 Sq. Ft.	<input checked="" type="checkbox"/>	house	3,599 Sq. Ft.
Garage	_____	<input type="checkbox"/>	Garage	_____
Patio	1,696 Sq. Ft.	<input checked="" type="checkbox"/>	Patio	964 Sq. Ft.
Deck	_____	<input type="checkbox"/>	Deck	_____
Shed	_____	<input type="checkbox"/>	Shed	_____
Swimming Pool	623 Sq. Ft.	<input checked="" type="checkbox"/>	Swimming Pool	648 Sq. Ft.
Tennis Court	_____	<input type="checkbox"/>	Tennis Court	_____
Driveway	1,780 Sq. Ft.	<input checked="" type="checkbox"/>	Driveway	1,469 Sq. Ft.
Front Walkway	445 Sq. Ft.	<input checked="" type="checkbox"/>	Front Walkway	357 Sq. Ft.
Side Walkway	_____	<input type="checkbox"/>	Side Walkway	68 sq. ft. Landings
Rear Walkway	_____	<input type="checkbox"/>	Rear Walkway	_____
Other	20 Sq. Ft.	<input checked="" type="checkbox"/>	Other Pool Equipment & AC Pads	92 Sq. Ft.

Existing Improved Coverage 6,768 Sq. Ft. 28.2 %

Proposed New Improved Coverage 7,197 Sq. Ft. 29.99 %

**Total Improved Coverage (A + B) = 7,197 Sq. Ft. 29.99 %**

**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:	12 Irene Court, Demarest NJ 07627
Zone:	R-BB
Size of Lot:	24,000 Sq. Ft.
Required:	30,000 Sq. Ft.
Permitted Coverage	<u>15</u> % <u>3,600</u> Sq. Ft.

**A. EXISTING:**

Check if to be demolished

House	<u>2,104</u> Sq. Ft. Sq. Ft.	<input checked="" type="checkbox"/>
Garage	_____ Sq. Ft.	<input type="checkbox"/>
Shed	<u>100</u> Sq. Ft.	<input checked="" type="checkbox"/>
Other	_____ Sq. Ft.	<input type="checkbox"/>

EXISTING NET COVERAGE:

2,204 Sq. Ft. Sq. Ft. (9.2 %)

**B. PROPOSED:**

New House	<u>3,599</u> Sq. Ft.
Addition	_____ Sq. Ft.
Garage	_____ Sq. Ft.
Shed	_____ Sq. Ft.
Other	_____ Sq. Ft.

PROPOSED NEW COVERAGE:

3,599 Sq. Ft. (14.99 %)

TOTAL BUILDING COVERAGE (A + B):

\_\_\_\_\_ Sq. Ft. (\_\_\_\_\_%)

**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 net 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:	12 Irene Court, Demarest NJ 07627
Zone:	R-BB
Size of Lot:	24,000 Sq. Ft.
Square Foot REQUIRED:	30,000 Sq. Ft.
Permitted Livable Area	Sq. Ft. 5,400 % 22.5%

A. EXISTING:

Check if to be demolished

House \_\_\_\_\_ Sq. Ft.

Heated Attic \_\_\_\_\_ Sq. Ft.

Other \_\_\_\_\_ Sq. Ft.

**EXISTING NET LIVABLE AREA:** \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ %

B. PROPOSED:

New House 5,053 Sq. Ft.

Addition N/A Sq. Ft.

Heated Attic N/A Sq. Ft.

Other N/A Sq. Ft.

**PROPOSED LIVABLE AREA:** 5,053 Sq. Ft. 21.1 %

**TOTAL LIVABLE AREA (A + B):** \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ %