

**VARIANCE APPLICATION**  
**BOROUGH OF DEMAREST**  
**ZONING BOARD OF ADJUSTMENT**

118 Serpentine Road, Demarest, NJ 07627



File No: ZB 24-004

Date Filed: JUN 14 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:

\_\_\_\_\_  
\_\_\_\_\_

**OR**

To use an existing structure in the following manner:

Convert an existing back yard roofed porch (325 sf) to habitable building area

The location of the property is at: (Street Address) 62 Central Ave, Demarest, NJ 07627

Designated as Block 70 and Lot 81 on the Assessment Map.

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

Improve functional needs of the dwelling for a family of five and elderly family members

Date present owner acquired title to property \_\_\_\_\_

Applicant:

Name: Raymond & Nicole Greiche

Address: 62 Central Ave, Demarest, NJ 07627

Phone #: (201) 851-6884

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

Owner:

Name: Raymond & Nicole Greiche

Address: 62 Central Ave, Demarest, NJ 07627

Phone #: (201) 851-6884

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

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

Name: Tomasz Bona, RA

Phone #: (201) 575-9539

Address: 26 4th Street, Wood Ridge, NJ 07075

Signature: Tomasz Bona

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

**DESCRIPTION OF THE PROPERTY**

Address: 62 Central Avenue      Zone: R-D      Block: 70      Lot(s): 81

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)
25 feet to front yard line	25 feet	25 feet
30 feet to rear yard line	35 feet	35 feet
10 feet to closest side yard (lot)	15.2 feet	15.2 feet
10 feet to closest side yard (street)	14.5 feet	14.5 feet

Required Lot Size: 10,000 square feet      Existing Lot Size: 7,925 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>1,981</u> sq. ft.	<u>25</u> %
	Proposed <u>2,416</u> sq. ft.	<u>30.5</u> %
Maximum total improved lot coverage %	Permitted <u>2,377</u> sq. ft.	<u>30</u> %
	Proposed <u>2,862</u> sq. ft.	<u>36.1</u> %
<b>BUILDING COVERAGE:</b>		
	Permitted <u>1,585</u> sq. ft.	<u>20</u> %
	Proposed <u>1,930</u> sq. ft.	<u>24.3</u> %
<b>MAXIMUM LIVING AREA (FAR)</b>		
	Permitted <u>2,377</u> sq. ft.	<u>30</u> %
	Proposed <u>2,404</u> sq. ft.	<u>30.3</u> %

Variance Requested: Check Applicable Box(es):

- |  |   |
|--|---|
| <input type="checkbox"/> Front                     | <input type="checkbox"/> Improved Coverage                                |
| <input type="checkbox"/> Side (lot)                | <input checked="" 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:

1 family 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.:

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:

(a) Non-conforming lot area, (b) max. building coverage, max. residential & parking coverage, max. improved lot coverage

Has a variance been previously granted on this property? yes If so, when? 1987

Please describe variance for a storage shed

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:	62 Central Avenue, Demarest, NJ 07627		
Zone:	R-D		
Size of Lot:	7,925 sf		
Required Square Footage:	10,000 sf		
Permitted Total Improved Coverage	<u>2,377</u>	Sq. Ft.	<u>30</u> %
Permitted Improved Coverage: Principal Residence, Vehicle Access & Parking	<u>1,981</u>	Sq. Ft.	<u>25</u> %

<b>A. EXISTING</b>	<b>SQ. FT</b>	<b>Check if to be Demolished</b>	<b>B. PROPOSED</b>	<b>SQ. FT</b>
house	<u>1,805</u>	<input type="checkbox"/>	house	_____
Garage	_____	<input type="checkbox"/>	Garage	_____
Patio	_____	<input type="checkbox"/>	Patio	_____
Deck	_____	<input type="checkbox"/>	Deck	_____
Shed	<u>125</u>	<input type="checkbox"/>	Shed	_____
Swimming Pool	_____	<input type="checkbox"/>	Swimming Pool	_____
Tennis Court	_____	<input type="checkbox"/>	Tennis Court	_____
Driveway	<u>611</u>	<input type="checkbox"/>	Driveway	_____
Front Walkway	_____	<input type="checkbox"/>	Front Walkway	_____
Side Walkway	<u>143</u>	<input type="checkbox"/>	Side Walkway	_____
Rear Walkway	<u>108</u>	<input type="checkbox"/>	Rear Walkway	_____
Other	<u>70</u>	<input type="checkbox"/>	Other	_____

(retaining walls, front steps)

Existing Improved Coverage 2,862 Sq. Ft. 36.1 %

Proposed New Improved Coverage 0 Sq. Ft. 0 %

**Total Improved Coverage (A + B) =** 2,862 Sq. Ft. 36.1 %

**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:	62 Central Ave, Demarest, NJ 07627		
Zone:	R-D		
Size of Lot:	7,925		
Required:	10,000		
Permitted Coverage	<u>20</u> %	<u>1,585</u> Sq. Ft.	

**A. EXISTING:**

Check if to be demolished

House	<u>1,805</u> Sq. Ft.	<input type="checkbox"/>
Garage	_____ Sq. Ft.	<input type="checkbox"/>
Shed	<u>125</u> Sq. Ft.	<input type="checkbox"/>
Other	_____ Sq. Ft.	<input type="checkbox"/>

EXISTING NET COVERAGE: 1,930 Sq. Ft. (24.3 %)

**B. PROPOSED:**

New House	<u>N/A</u> Sq. Ft.
Addition	<u>N/A</u> Sq. Ft.
Garage	<u>N/A</u> Sq. Ft.
Shed	<u>N/A</u> Sq. Ft.
Other	<u>N/A</u> Sq. Ft.

PROPOSED NEW COVERAGE: 0 Sq. Ft. (0 %)

TOTAL BUILDING COVERAGE (A + B): 1,930 Sq. Ft. (24.3 %)

**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:	62 Central Ave, Demarest, NJ 07627		
Zone:	R-D		
Size of Lot:	7,925		
Square Foot REQUIRED:	10,000		
Permitted Livable Area	2,377 Sq. Ft.	30	%

**A. EXISTING:**

Check if to be demolished

House	<u>2,079</u> Sq. Ft.	<input type="checkbox"/>
Heated Attic	_____ Sq. Ft.	<input type="checkbox"/>
Other	_____ Sq. Ft.	<input type="checkbox"/>

**EXISTING NET LIVABLE AREA:** 2,079 Sq. Ft. 26.2 %

**B. PROPOSED:**

New House	<u>N/A</u> Sq. Ft.
Addition	<u>N/A</u> Sq. Ft.
Heated Attic	<u>N/A</u> Sq. Ft.
Other	<u>325</u> Sq. Ft. (proposed enclosure of rear roofed porch)

**PROPOSED LIVABLE AREA:** 325 Sq. Ft. \_\_\_\_\_ %

**TOTAL LIVABLE AREA (A + B):** 2,404 Sq. Ft. 30.3 %