



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: 4/10/2024 Block: 70  
Name: Raymond & Nicole Greiche Lot(s): 81  
Address: 62 Central Avenue Zone: R-D  
Phone: 201-851-6884

I regret that I cannot issue a Building Permit to you since your request is in violation of the local §175-1 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	78 ft	78 ft	
Minimum Lot Depth	100 ft	101.61 ft	101.61 ft	
Minimum Lot Area	10,000 sf	7,925 sf	7,925 sf	
Front Yard Set Back	25 ft	25 ft	25 ft	
Minimum Side Yard Width Abutting/Street	25	N/A	N/A	
Minimum Side Yard Width Abutting/Lot	10 ft	14.5 ft	14.5 ft	
Rear Yard Depth	30 ft	35 ft	35 ft	
Rear Yard Width	75 ft	78 ft	78 ft	
Maximum Building Coverage	20 %	22.8 %	22.8 %	
Height of Building	30 ft	25 ft	25 ft	
Max. Livable Fl. Area (FAR)	30 %	26.2 %	30.3 %	YES
Max lot % for principal residence, vehicle access and parking	25 %	30.5 %	30.5 %	
Maximum improved Lot Coverage%	30 %	36.1 %	36.1 %	

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