



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: 7/24/2024 Block: 120.01
 Name: Tomer Edry Lot(s): 3.01
 Address: 17 Duck Pond Road Zone: A
 Phone: 201-803-2049

I regret that I cannot issue a Building Permit to you since your request is in violation of the local Zoning Ordinance Limiting Schedule. § 175-19 A. (2) (b)
Accessory Structure's are not permitted within the front yard.

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	200 ft	201.83 ft	201.83 ft	
Minimum Lot Depth	200 ft	322.1 ft	322.1 ft	
Minimum Lot Area	40,000 sf	107,360 sf	107,360 sf	
Front Yard Set Back	54.1/50 ft	N/A	172.68'/ 135.31 ft	
Minimum Side Yard Width Abutting/Street	50 ft	NA	135.56 ft	
Minimum Side Yard Width Abutting/Lot	25 ft	N/A ft	108.05 ft	
Rear Yard Depth	50 ft	N/A	50.19 ft	
Rear Yard Width	200 ft	N/A	372.61 ft	
Maximum Building Coverage	15 %	N/A	6.40%	
Height of Building	33 ft	NA	33 ft	
Max. Livable Fl. Area (FAR)	22.5 %	NA	9.16 %	
Max lot % for principal residence, vehicle access and parking	25%	N/A	11.36 %	

Maximum improved Lot Coverage%	30%	N/A	23.14%	
--------------------------------	-----	-----	--------	--

Accessory Structures- Must be in the rear yard § 175-19 A. (2) (b)

	Required	Proposed	Variance Required
Minimum Side Yard set back	25 ft	137.17'/26.0'	
Minimum Rear Yard set back	10 ft	100.5'/146.64'	YES
Mean roof height	12 ft	N/A	

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