

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

118 Serpentine Road, Demarest, NJ 07627



File No: ZB-24-006  
Date of Hearing: 11/19/2024

Date Filed: SEP 27 2024  
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:  
The Applicant seeks to construct a two-story addition upon the existing single-family dwelling at the Property.

OR

To use an existing structure in the following manner:

Single-family residence

The location of the property is at: (Street Address) 22 Drury Lane

Designated as Block 10 and Lot 648 on the Assessment Map.

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

Date present owner acquired title to property See attached Property Deed.

Applicant:  
Name: Carly Williams  
Address: 22 Drury Lane, Demarest NJ 07627  
Phone #: 201-403-7594  
Signature: \_\_\_\_\_

Owner:  
Name: Same as Applicant  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Signature: \_\_\_\_\_

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

Name: Matthew G. Capizzi, Esq.  
Phone #: 201-266-8300

Address: 205 Fairview Avenue, Westwood NJ 07675  
Signature: \_\_\_\_\_

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

**DESCRIPTION OF THE PROPERTY**

Address: 22 Drury Lane      Zone: D      Block: 10      Lot(s): 648

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	25.40' feet	23.71' feet
30' feet to rear yard line	44.33' feet	38.83' feet
10' feet to closest side yard (lot)	10.17' feet	10.17' feet
N/A feet to closest side yard (street)	N/A feet	N/A feet

Required Lot Size: 10,000 square feet      Existing Lot Size: 6,730 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>1,682.50</u> sq. ft.	<u>25.00</u> %
	Proposed <u>2,135.25</u> sq. ft.	<u>31.73</u> %
Maximum total improved lot coverage %	Permitted <u>2,019.00</u> sq. ft.	<u>30.00</u> %
	Proposed <u>2,423.38</u> sq. ft.	<u>36.00</u> %
<b>BUILDING COVERAGE:</b>		
	Permitted <u>1,346.00</u> sq. ft.	<u>20.00</u> %
	Proposed <u>1,576.00</u> sq. ft.	<u>23.42</u> %
<b>MAXIMUM LIVING AREA (FAR)</b>		
	Permitted <u>2,019.00</u> sq. ft.	<u>30.00</u> %
	Proposed <u>2,965.91</u> sq. ft.	<u>44.07</u> %

Variance Requested: Check Applicable Box(es):

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Front             | <input checked="" 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                         | Other: Maximum Residential & Parking Coverage                             |
| <input checked="" type="checkbox"/> Building Coverage |   |

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.:  
None.

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:

Minimum Lot Area, Minimum Lot Frontage, Minimum Front Yard Setback, Maximum Improved Lot Coverage, and Maximum Residential and Parking Coverage.

Has a variance been previously granted on this property? **Yes** If so, when? \_\_\_\_\_  
 Please describe Please see attached Demarest Zoning Board of Adjustment Approval Resolution dated April 8, 2008.

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:	22 Drury Lane, Demarest NJ 07627		
Zone:	D		
Size of Lot:	6,730 Sq. Ft.		
Required Square Footage:	10,000 Sq. Ft.		
Permitted Total Improved Coverage	<u>2,019.00</u> Sq. Ft.	<u>30.00</u> %	
Permitted Improved Coverage: Principal Residence, Vehicle Access & Parking	<u>1,682.50</u> Sq. Ft.	<u>25.00</u> %	

See attached coverage breakdown prepared by L2A Land Design, LLC dated 9/26/2024

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

Existing Improved Coverage \_\_\_\_\_ Sq. Ft. \_\_\_\_\_%

Proposed New Improved Coverage \_\_\_\_\_ Sq. Ft. \_\_\_\_\_%

Total Improved Coverage (A + B) = \_\_\_\_\_ Sq. Ft. \_\_\_\_\_%

**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:	22 Drury Lane, Demarest NJ 07627	
Zone:	D	
Size of Lot:	6,730 Sq. Ft.	
Required:	10,000 Sq. Ft.	
Permitted Coverage	<b>20.00</b> %	<b>1,346.00</b> Sq. Ft.

**A. EXISTING:**

Check if to be demolished

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

Garage \_\_\_\_\_ Sq. Ft.

Shed \_\_\_\_\_ Sq. Ft.

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

EXISTING NET COVERAGE: \_\_\_\_\_ Sq. Ft. ( \_\_\_\_\_ %)

**B. PROPOSED:**

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

Addition \_\_\_\_\_ Sq. Ft.

Garage \_\_\_\_\_ Sq. Ft.

Shed \_\_\_\_\_ Sq. Ft.

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

PROPOSED NEW COVERAGE: \_\_\_\_\_ Sq. Ft. ( \_\_\_\_\_ %)

TOTAL BUILDING COVERAGE (A + B): \_\_\_\_\_ Sq. Ft. ( \_\_\_\_\_ %)

**FLOOR AREA RATIO CALCULATIONS (Livable Floor Area)**

See attached coverage breakdown prepared by L2A Land Design, LLC dated 9/26/2024

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:	22 Drury Lane, Demarest NJ 07627
Zone:	D
Size of Lot:	6,730 Sq. Ft.
Square Foot REQUIRED:	10,000 Sq. Ft.
Permitted Livable Area	2,019.00 Sq. Ft. 30.00 %

**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 \_\_\_\_\_ Sq. Ft.

Addition \_\_\_\_\_ Sq. Ft.

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

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

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

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