

CAPIZZI LAW OFFICES

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Capizzilaw.com

December 2, 2024

November 19, 2024 Public Hearing Materials and Exhibits

Via Overnight Mail

Mark Madaio, Esq.
29 Legion Drive
Bergenfield, NJ 07621

Re: Williams – Demarest ZBA (the “Applicant”)
22 Drury Lane; Block 10, Lot 648 (the “Property”)

Dear Mr. Madaio:

As you are aware, this office represents the above referenced Application regarding her application before the Demarest Zoning Board of Adjustment (the “Board”) seeking to construct a two-story addition upon the existing single-family dwelling at the Property (the “Application”).

The Application was verbally approved at the Board’s November 19, 2024 hearing (the “Hearing”). Pursuant to your email dated November 20, 2024, enclosed please find the following materials and exhibits presented at the Hearing:

1. Engineering Plan prepared by L2A Land Design, LLC consisting of four (4) sheets dated June 4, 2024 and last revised as of August 20, 2024 (1 copy);
2. Architectural Plan prepared by FDS Architects consisting of three (3) sheets dated May 30, 2024 and last revised as of August 22, 2024 (1 copy); and
3. Exhibits from the November 19, 2024 Public Hearing:
 - Exhibit A2- Site Plan Rendering
 - Exhibit A3- Elevation Concept
 - Exhibit A4- As-Built Survey
 - Exhibit A5- Colored Floor Plans
 - Exhibit A6- Colored Front Elevation
 - Exhibit A7- Planning Exhibit

Thank you.

Very truly yours,

Gloria Duby

Gloria Duby, Paralegal

MGC/gd
Enclosures



Plot

PERFECT DRA. 00

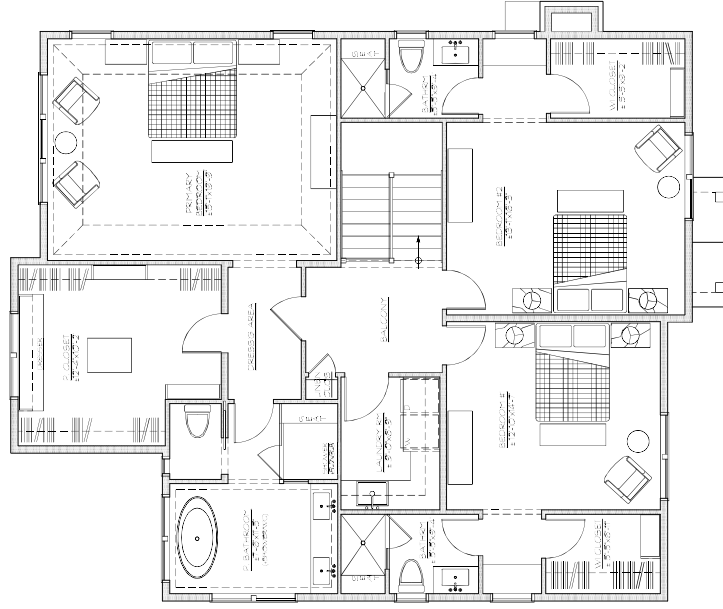
52 North Summit at North 97th, OKC
201-568-7800 Fax 201-568-7825
www.f2sarchitects.com



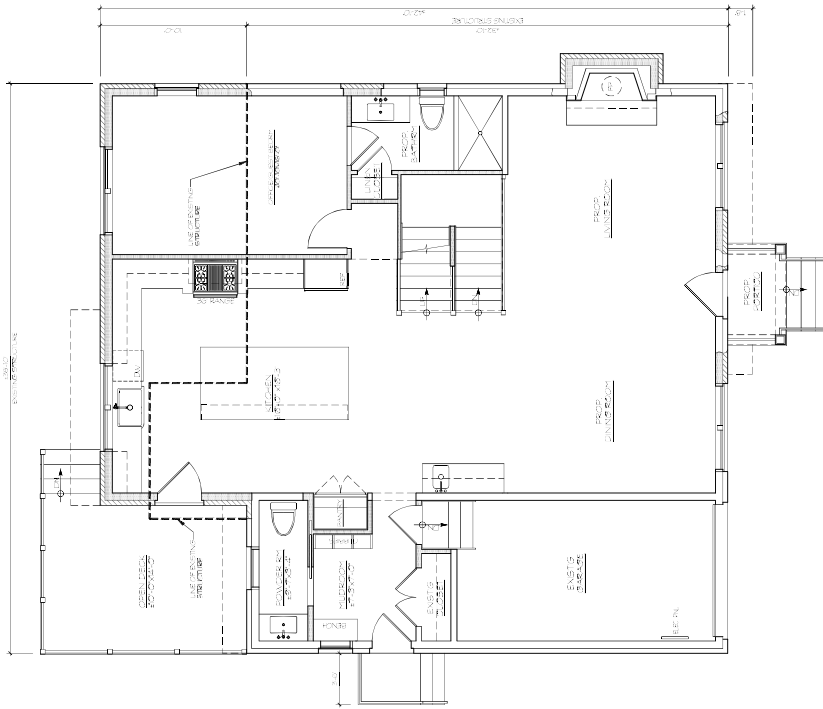
PROJECT: 2ND AND 3RD FLOOR
ALTERNATIVE OPTION
DATE: 11/18/2014
DRAWN BY: J. GIBSON
CHECKED BY: N. GIBSON
DESIGNED BY: J. GIBSON
SCALE: AS SHOWN

MEETING ROOM
CONFERENCE ROOM

PD-1



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" UNAVAILABLE AREA: 5,585 S.F.



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" UNAVAILABLE AREA: 7,585 S.F.
CONCRETE AREA: 1,000 S.F.



Plot

PERFECT COPY

52 North Summit St. North, CT 07620
201-569-7800 Fax: 201-569-7825
www.f2sarchitects.com



DATE: 05/20/24
PROJECT: 2024 FRONT ELEVATION
DRAWN BY: J. G. GIBSON
CHECKED BY: J. G. GIBSON
SCALE: AS SHOWN

DATE: 05/20/24
PROJECT: 2024 FRONT ELEVATION
DRAWN BY: J. G. GIBSON
CHECKED BY: J. G. GIBSON
SCALE: AS SHOWN

PD-2



1 PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"

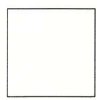
Apply to



1 PROPOSED FRONT ELEVATION - STREET VIEW
SCALE 1/8" = 1'-0"



2 EXISTING FRONT ELEVATION - STREET VIEW
SCALE 1/8" = 1'-0"



Permitting
201-569-7500
www.farchitects.com

62 North Summit St. North, NJ 07870
201-569-7500 Fax 201-569-7525



Proj: PROP. FRONT ELEVATION
Client: ALTBETON & ADDON
Address: 22 Drury Lane
City: Williams Residence
Date: 8/26/20
Scale: 1/8" = 1'-0"

MEETING 11/24
BOARD OF ADJ. 8/22/24

PD3



Project: 22
 22 Drury Lane
 Waltham, MA 02451
 Date: 5/30/24

Project: 22
 22 Drury Lane
 Waltham, MA 02451
 Date: 5/30/24



Project: 22
 22 Drury Lane
 Waltham, MA 02451
 Date: 5/30/24

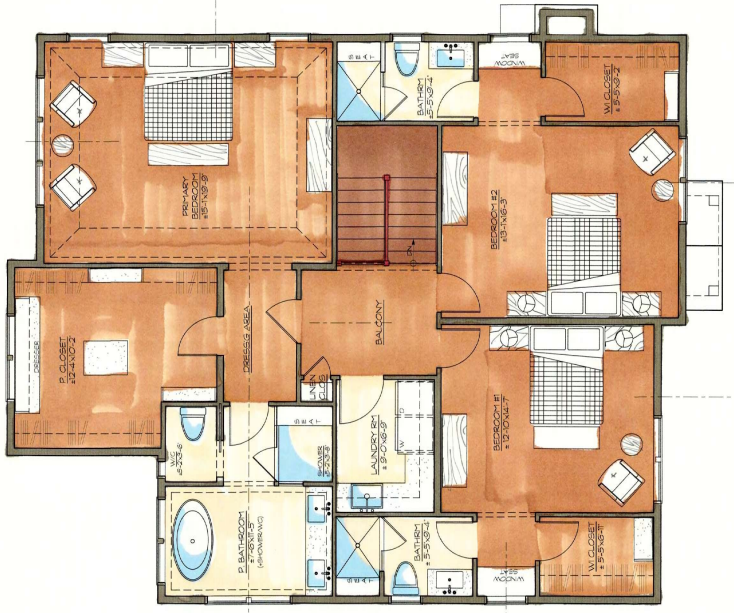
Project: 22
 22 Drury Lane
 Waltham, MA 02451
 Date: 5/30/24

Project: 22
 22 Drury Lane
 Waltham, MA 02451
 Date: 5/30/24

Project: 22
 22 Drury Lane
 Waltham, MA 02451
 Date: 5/30/24



1 PROPOSED FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"
 EXISTING LIVABLE AREA 1,556 SQFT
 PROPOSED LIVABLE AREA 1,577 SQFT
 GARAGE 1,077 SQFT



2 PROPOSED SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"
 LIVABLE AREA 1,983 SQFT - 7,946 SF



per: J. dino, ra
n. A1024

82 North Summit St. North & 07670
201-569-7500 fax 201-569-7925
www.fdrarchitects.com



date: PROP FRONT ELEVATION
project: ALTERATION & ADDITION
client: Williams Residence
22 Drury Lane
Dorchester NJ 07621
E. 2680
sheet: A-1.0103 date: 5.30.24

MEETING 11.24.
BOARD OF ADJ. 8.22.24

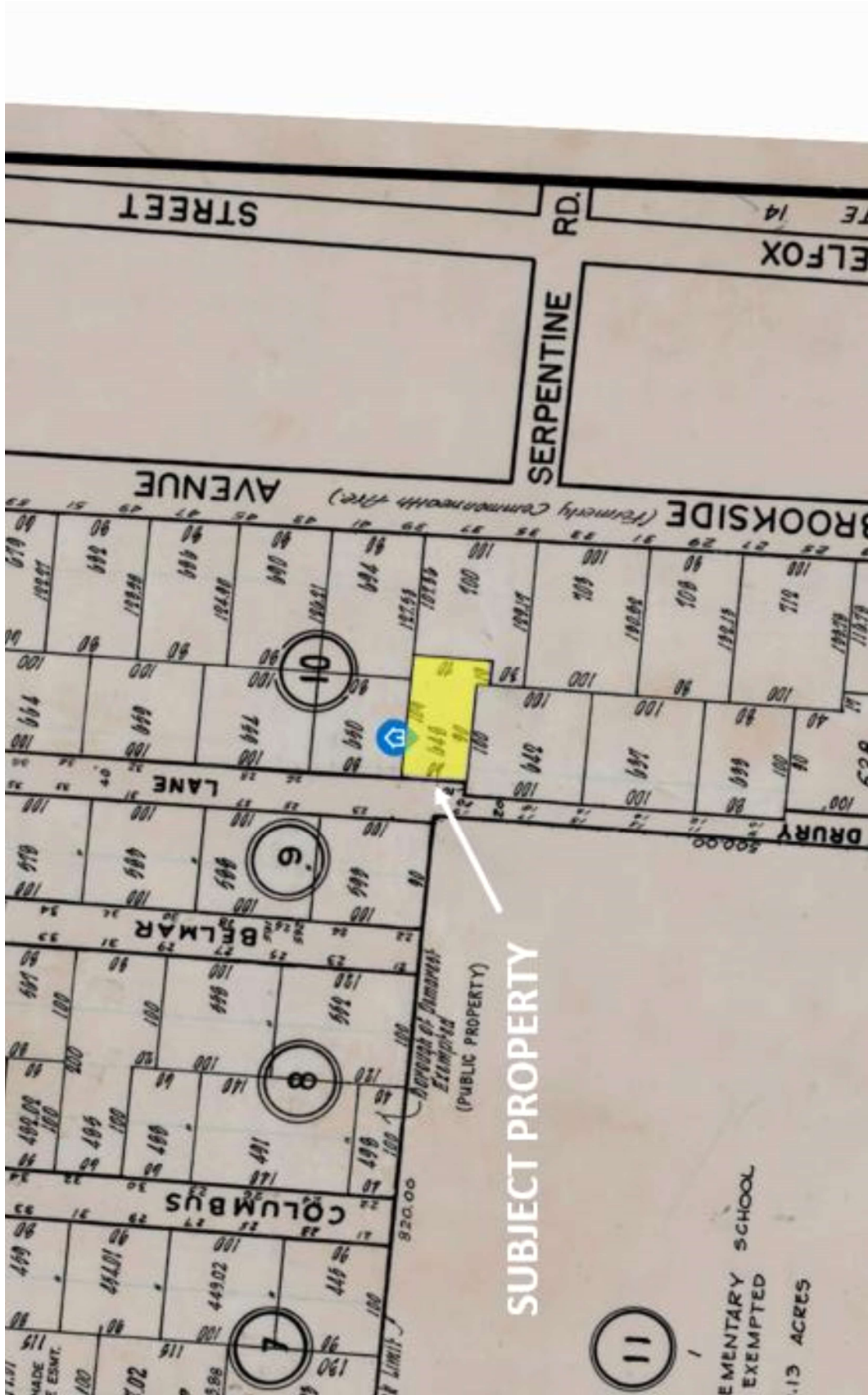
A b

PD2



1 PROPOSED FRONT ELEVATION
SCALE 1/4" = 1'-0"

Planning Exhibit for Carly Williams – 22 Drury Lane, Demarest, NJ – November 2024



Map 1. Excerpt from Borough of Demarest Tax Assessor Map, Sheet 13. Subject tax parcel – Lot 648 in Block 10 - shown in yellow highlight. N ↑

Planning Exhibit for Carly Williams – 22 Drury Lane, Demarest, NJ – November 2024



Map 2. Excerpt from Borough of Demarest Zoning Map. Subject property at 22 Lane, shown approximately at blue "house" icon within R-D Zone. N ↑

Planning Exhibit for Carly Williams – 22 Drury Lane, Demarest, NJ – November 2024



Map 3. Aerial imagery of site area downloaded from on-line source. Subject site shown approximately within yellow shape at the center. N ↑

Planning Exhibit for Carly Williams – 22 Drury Lane, Demarest, NJ – November 2024

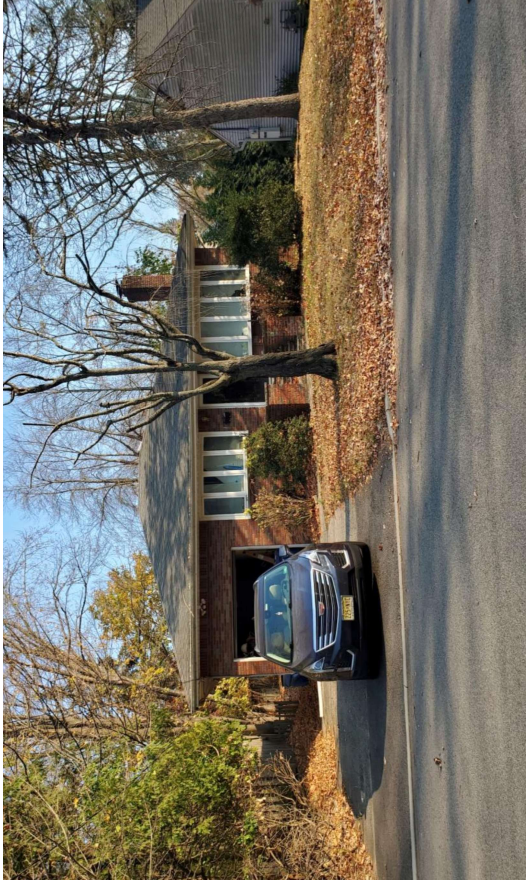


Image 1. Front of existing dwelling on subject property at 22 Lane, looking easterly from across Drury Lane.



Image 2. Rear view of subject dwelling, looking easterly from near rear property line.



Image 3. Rear yards of subject and adjacent properties, looking easterly from rear wall of #22 Drury Lane.



Image 4. Relative spacing between subject dwelling and home to the north, looking easterly from Drury Lane.

Planning Exhibit for Carly Williams – 22 Drury Lane, Demarest, NJ – November 2024

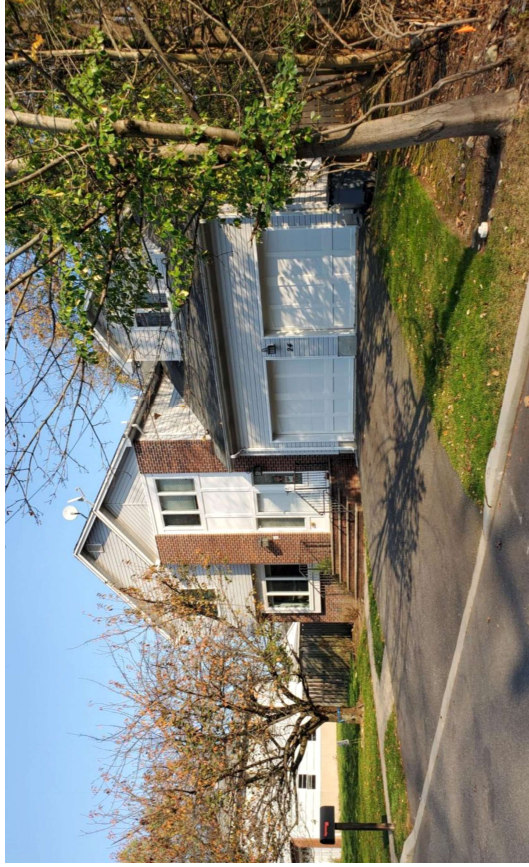


Image 5. Adjacent two-story dwelling to the north, looking northeasterly from Drury Lane.

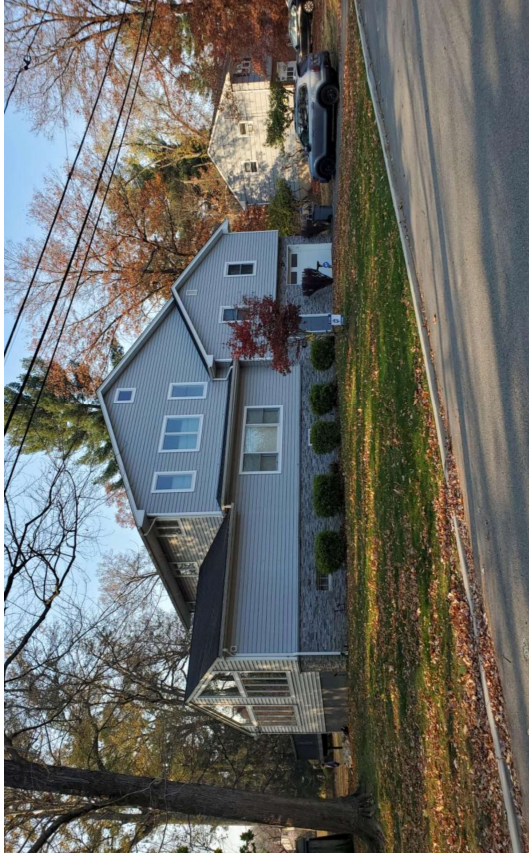


Image 6. Dwelling across Drury Lane, looking northwesterly from across Drury Lane.

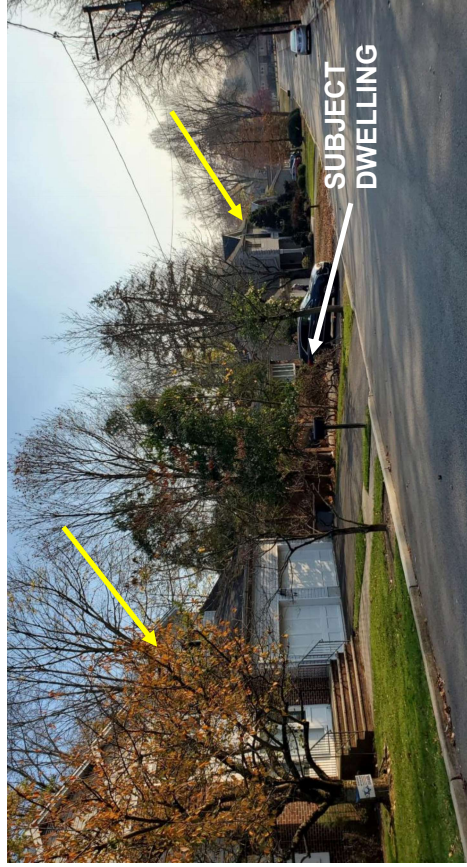


Image 7. View of homes to each side of subject property, looking southerly.



Image 8. Relative spacing between subject dwelling and adjacent home to the south, looking westerly from southeast corner of subject property, near common lot boundary line.