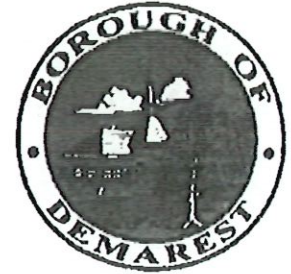


**VARIANCE APPLICATION**  
**BOROUGH OF DEMAREST**  
**ZONING BOARD OF ADJUSTMENT**  
118 Serpentine Road, Demarest, NJ 07627

**RECEIVED**  
SEP 30 2024  
BY: MLB



File No: ZB-24-007

Date Filed: SEP 30 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: See Rider attached.  
second floor addition to 109 Lake Road and basement

OR

To use an existing structure in the following manner:

The location of the property is at: (Street Address) 109 Lake Road

Designated as Block 82.04 and Lot 7 on the Assessment Map.

The reason this new construction or this new use is desired is:  
to increase living space

Date present owner acquired title to property 2020

Applicant:  
Name: owner  
Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Signature: \_\_\_\_\_

Owner:  
Name: Jonathan & Lindsay Kestenbaum  
Address: 109 Lake Road, Demarest, NJ 07627  
Phone #: 516-567-5665  
Signature: \_\_\_\_\_

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

Name: Carmine R. Alampi  
201-343-4600  
Phone #: \_\_\_\_\_

Address: One University Plaza, Suite 404 Hackensack, NJ  
Signature: Carmine R. Alampi

PLEASE NOTE: Owner's Representative  
**THE APPLICANT OR THEIR REPRESENTATIVE MUST PERSONALLY ATTEND THE HEARING**

**RIDER TO APPLICATION TO APPLICATION FOR VARIANCE APPROVAL  
109 LAKE ROAD, DEMAREST, NEW JERSEY**

**Zoning requests:**

	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>
Min Lot Area	10,000 SF	8,189 SF (1)	No change
Min Lot Frontage	100 ft	70.03 ft (1)	No change
Min Lot Depth	100 ft	117.14 ft	No change
Min Front Yard	25 ft	25.00 ft	No change
Min Side Yard	10 ft	12.30 ft	12.10 ft
Min Rear Yard	30 ft	49.60 ft	35.60 ft
Max Building Coverage	20%	20.00%	27.52% *
Max Livable Floor Area	30%	41.5%	55% *
Max Improved Lot Coverage	30%	31.51% (1)	36.27% *
Max Parking Coverage	25%	25.64% (1)	33.17% *
Max Building Height	30 ft	<30 ft	28.85 ft

\*variance required

(1) Existing, non-conforming condition

**DESCRIPTION OF THE PROPERTY**

Address: 109 Lake Road, Demarest      Zone: R-D      Block: 82.04      Lot(s): 7

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)
<u>25</u> feet to front yard line	<u>25.00</u> feet	<u>None</u> feet
<u>30</u> feet to rear yard line	<u>49.60</u> feet	<u>35.60</u> feet
<u>10</u> feet to closest side yard (lot)	<u>12.30</u> feet	<u>12.10</u> feet
<u>25</u> feet to closest side yard (street)	<u>N/A</u> feet	<u>N/A</u> feet

Required Lot Size: 10,000 square feet      Existing Lot Size: 8,189 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>2,047</u> sq. ft.	<u>25</u> %
	Proposed <u>2,716</u> sq. ft.	<u>33.17</u> %
Maximum total improved lot coverage %	Permitted <u>2,457</u> sq. ft.	<u>30</u> %
	Proposed <u>2,970</u> sq. ft.	<u>36.27</u> %
<b>BUILDING COVERAGE:</b>		
	Permitted <u>1,638</u> sq. ft.	<u>20</u> %
	Proposed <u>2,254</u> sq. ft.	<u>27.52</u> %
<b>MAXIMUM LIVING AREA (FAR)</b>		
	Permitted <u>2,457</u> sq. ft.	<u>30</u> %
	Proposed <u>4,511</u> sq. ft.	<u>55</u> %

Variance Requested: Check Applicable Box(es):

- |   |   |
|---|---|
| <input 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                         |   |
| <input checked="" type="checkbox"/> Building Coverage |   |

Present use of buildings on the property is: 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.: N/A

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:

Has a variance been previously granted on this property? \_\_\_\_\_ If so, when? \_\_\_\_\_

Please describe \_\_\_\_\_

Has a variance on this property previously been denied? \_\_\_\_\_ If so, when? \_\_\_\_\_

Please describe? \_\_\_\_\_

**IMPROVED COVERAGE CALCULATIONS:**

Definition: A material that prevents absorption of storm water into the ground.

Address:	109 Lake Road Demarest		
Zone:	R-D		
Size of Lot:	8,189		
Required Square Footage:	10,000		
Permitted Total Improved Coverage	<u>2,457</u>	Sq. Ft.	<u>30</u> %
Permitted Improved Coverage: Principal Residence, Vehicle Access & Parking	<u>2,047</u>	Sq. Ft.	<u>25</u>

<u>A. EXISTING</u>	<u>SQ. FT</u>	Check if to be <u>Demolished</u>	<u>B. PROPOSED</u>	<u>SQ. FT</u>
house	<u>1,638</u>	<input type="checkbox"/>	house	<u>616</u>
Garage	<u>          </u>	<input type="checkbox"/>	Garage	<u>          </u>
Patio	<u>226</u>	<input checked="" type="checkbox"/>	Patio	<u>          </u>
Deck	<u>          </u>	<input type="checkbox"/>	Deck	<u>          </u>
Shed	<u>          </u>	<input type="checkbox"/>	Shed	<u>          </u>
Swimming Pool	<u>          </u>	<input type="checkbox"/>	Swimming Pool	<u>          </u>
Tennis Court	<u>          </u>	<input type="checkbox"/>	Tennis Court	<u>          </u>
Driveway	<u>462</u>	<input type="checkbox"/>	Driveway	<u>          </u>
Front Walkway	<u>132</u>	<input type="checkbox"/>	Front Walkway	<u>          </u>
Side Walkway	<u>          </u>	<input type="checkbox"/>	Side Walkway	<u>          </u>
Rear Walkway	<u>          </u>	<input type="checkbox"/>	Rear Walkway	<u>          </u>
Other	<u>122</u>	<input type="checkbox"/>	Other	<u>          </u>

Existing Improved Coverage 2,354 Sq. Ft. 28.75%

Proposed New Improved Coverage 616 Sq. Ft. 7.52 %

Total Improved Coverage (A + B) = 2,970 Sq. Ft. 36.27 %

**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:	109 Lake Road Demarest	
Zone:	R-D	
Size of Lot:	8,189	
Required:	10,000	
Permitted Coverage	20 %	1,638 Sq. Ft.

**A. EXISTING:**

Check if to be demolished

House	<u>1,589</u> Sq. Ft.	<input type="checkbox"/>
Garage	_____ Sq. Ft.	<input type="checkbox"/>
Shed	_____ Sq. Ft.	<input type="checkbox"/>
Other	<u>49</u> Sq. Ft.	<input type="checkbox"/>

EXISTING NET COVERAGE: 1,638 Sq. Ft. (20.00%)

**B. PROPOSED:**

New House	_____ Sq. Ft.
Addition	<u>616</u> Sq. Ft.
Garage	_____ Sq. Ft.
Shed	_____ Sq. Ft.
Other	_____ Sq. Ft.

PROPOSED NEW COVERAGE: 616 Sq. Ft. (7.52%)

TOTAL BUILDING COVERAGE (A + B): 2,254 Sq. Ft. (27.52%)

**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:	109 Lake Road Demarest NJ
Zone:	R-D
Size of Lot:	8,189 s. f.
Square Foot REQUIRED:	10,000 s.f.
Permitted Livable Area	Sq. Ft. 2,4547 % 30

**A. EXISTING:**

		Check if to be demolished
House	<u>3,400</u> Sq. Ft.	<input type="checkbox"/>
Heated Attic	<u>N/A</u> Sq. Ft.	<input type="checkbox"/>
Other	<u>N/A</u> Sq. Ft.	<input type="checkbox"/>

**EXISTING NET LIVABLE AREA:** 3,400 Sq. Ft. \_\_\_\_\_%

**B. PROPOSED:**

New House	<u>          </u> Sq. Ft.
Addition	<u>896</u> Sq. Ft.
Heated Attic	<u>          </u> Sq. Ft.
Other	<u>215</u> Sq. Ft.

**PROPOSED LIVABLE AREA:** 1,111 Sq. Ft. 13.6 %

**TOTAL LIVABLE AREA (A + B):** 4,511 Sq. Ft. 55i %