

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

118 Serpentine Road, Demarest, NJ 07627

**RECEIVED**  
NOV 22 2024  
BY: MG



File No: ZB-24-009

**NOV 22 2024**

Date of Hearing: \_\_\_\_\_

Date Filed: \_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_

**OR**

To use an existing structure in the following manner:

\_\_\_\_\_  
\_\_\_\_\_

The location of the property is at: (Street Address) 20 Pine Hill Road

Designated as Block 84.07 and Lot 12 on the Assessment Map.

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

\_\_\_\_\_  
\_\_\_\_\_

Date present owner acquired title to property \_\_\_\_\_

Applicant:

Name: Mia Rapaport

Address: 20 Pine Hill Road

Phone #: 201-543-8103

Signature: Mia Rapaport

Owner:

Name: Mia Rapaport

Address: 20 Pine Hill Road

Phone #: 201-543-8103

Signature: Mia Rapaport

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Signature: \_\_\_\_\_

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

**DESCRIPTION OF THE PROPERTY**

Address: 20 Pine Hill Road      Zone: BB      Block: 84.07      Lot(s): 12

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>50.0</u> feet to front yard line	<u>50.9</u> feet	<u>50.2</u> feet
<u>50.0</u> feet to rear yard line	<u>93.8</u> feet	<u>73.8</u> feet
<u>25.0</u> feet to closest side yard (lot)	<u>37.6</u> feet	<u>30.8</u> feet
_____ feet to closest side yard (street)	_____ feet	_____ feet

Required Lot Size: 30,000 square feet      Existing Lot Size: 28,000 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>7,000</u> sq. ft.	<u>25.0</u> %
	Proposed <u>5,040</u> sq. ft.	<u>17.0</u> %
Maximum total improved lot coverage %	Permitted <u>8,400</u> sq. ft.	<u>30.0</u> %
	Proposed <u>6,944</u> sq. ft.	<u>24.8</u> %
<b>BUILDING COVERAGE:</b>		
	Permitted <u>4,200</u> sq. ft.	<u>15.0</u> %
	Proposed <u>3,332</u> sq. ft.	<u>11.9</u> %
<b>MAXIMUM LIVING AREA (FAR)</b>		
	Permitted <u>4,200</u> sq. ft.	<u>22.5</u> %
	Proposed <u>4,032</u> sq. ft.	<u>14.4</u> %

Variance Requested: Check Applicable Box(es):

- |  |  |
|--|--|
| <input type="checkbox"/> Front                     | <input type="checkbox"/> Improved Coverage                     |
| <input type="checkbox"/> Side (lot)                | <input 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 type="checkbox"/> Building Coverage         |  |

Present use of buildings on the property is:

Single Family Dwelling

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:

Existing under size lot

Has a variance been previously granted on this property? No If so, when? \_\_\_\_\_

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

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:	20 Pine Hill Road		
Zone:	BB		
Size of Lot:	28,000 sf		
Required Square Footage:	30,000 sf		
Permitted Total Improved Coverage	<u>8,400</u>	Sq. Ft.	<u>30</u> %
Permitted Improved Coverage: Principal Residence, Vehicle Access & Parking	<u>7,000</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>2,604</u>	<input checked="" type="checkbox"/>	house	<u>3,322</u>
Garage	_____	<input type="checkbox"/>	Garage	_____
Patio	<u>424</u>	<input checked="" type="checkbox"/>	Patio	<u>1006</u>
Deck	<u>46</u>	<input checked="" type="checkbox"/>	Deck	<u>192</u>
Shed	_____	<input type="checkbox"/>	Shed	_____
Swimming Pool	_____	<input type="checkbox"/>	Swimming Pool	<u>576</u>
Tennis Court	_____	<input type="checkbox"/>	Tennis Court	_____
Driveway	<u>2100</u>	<input checked="" type="checkbox"/>	Driveway	<u>1,436</u>
Front Walkway	<u>210</u>	<input checked="" type="checkbox"/>	Front Walkway	<u>180</u>
Side Walkway	_____	<input type="checkbox"/>	Side Walkway	_____
Rear Walkway	_____	<input type="checkbox"/>	Rear Walkway	<u>192</u>
Other	_____	<input type="checkbox"/>	Other	<u>234</u>

Existing Improved Coverage 5,380 Sq. Ft. 19.2%

Proposed New Improved Coverage 6,946 Sq. Ft. 24.8%

Total Improved Coverage (A + B) = 6,946 Sq. Ft. 24.8 %

**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:	20 Pine Hill Road	
Zone:	BB	
Size of Lot:	28,000 sf	
Required:	30,000 sf	
Permitted Coverage	<u>30</u> %	<u>8,400</u> Sq. Ft.

**A. EXISTING:**

Check if to be demolished

House	<u>2,604</u> Sq. Ft.	<input checked="" type="checkbox"/>
Garage	_____ Sq. Ft.	<input type="checkbox"/>
Shed	_____ Sq. Ft.	<input type="checkbox"/>
Other	_____ Sq. Ft.	<input type="checkbox"/>

EXISTING NET COVERAGE: 2,604 Sq. Ft. (9.3 %)

**B. PROPOSED:**

New House	<u>3,332</u> Sq. Ft.
Addition	_____ Sq. Ft.
Garage	_____ Sq. Ft.
Shed	_____ Sq. Ft.
Other	_____ Sq. Ft.

PROPOSED NEW COVERAGE: 3,332 Sq. Ft. (11.9%)

TOTAL BUILDING COVERAGE (A + B): 3,332 Sq. Ft. (11.9%)

**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:	20 Pine Hill Road
Zone:	BB
Size of Lot:	28,000 sf
Square Foot REQUIRED:	30,000 sf
Permitted Livable Area	6,300 Sq. Ft. 22.5 %

**A. EXISTING:**

Check if to be demolished

House 2,600 Sq. Ft.

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

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

**EXISTING NET LIVABLE AREA:** 2,600 Sq. Ft. 9.3 %

**B. PROPOSED:**

New House 4,045 Sq. Ft.

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

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

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

**PROPOSED LIVABLE AREA:** 4,045 Sq. Ft. 14.4 %

**TOTAL LIVABLE AREA (A + B):** 4,045 Sq. Ft. 14.4 %