



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: 11/08/2024 Block: 84.07
 Name: Mia Rapaport Lot(s): 12
 Address: 20 Pine Hill Road Zone: BB
 Phone: 201-266-8300

I regret that I cannot issue a Building Permit to you since your request is in violation of the local Zoning Land Use Ordinance.

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	150 ft	160 ft	160 ft	
Minimum Lot Depth	150 ft	175.00 ft	175.00 ft	
Minimum Lot Area	30,000 sf	28,000 sf	28,000 sf	YES
Front Yard Set Back	50 ft	50.9 ft	50.2 ft	
Minimum Side Yard Width	25 ft	43.5 ft	30.5 ft	
Minimum Side Yard Width Abutting/Lot	25 ft	37.6 ft	30.8 ft	
Rear Yard Depth	50 ft	93.8 ft	73.8 ft	
Rear Yard Width	160 ft	160 ft	160 ft	
Maximum Building Coverage	15%	9.3%	11.9%	
Height of Building	30 ft		25.7 ft	
Max. Livable Fl. Area (FAR)	22.5 %		14.4%	
Max lot % for principal residence, vehicle access and parking	25%		17.0%	
Maximum improved Lot Coverage%	30%	19.2%	24.8%	

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