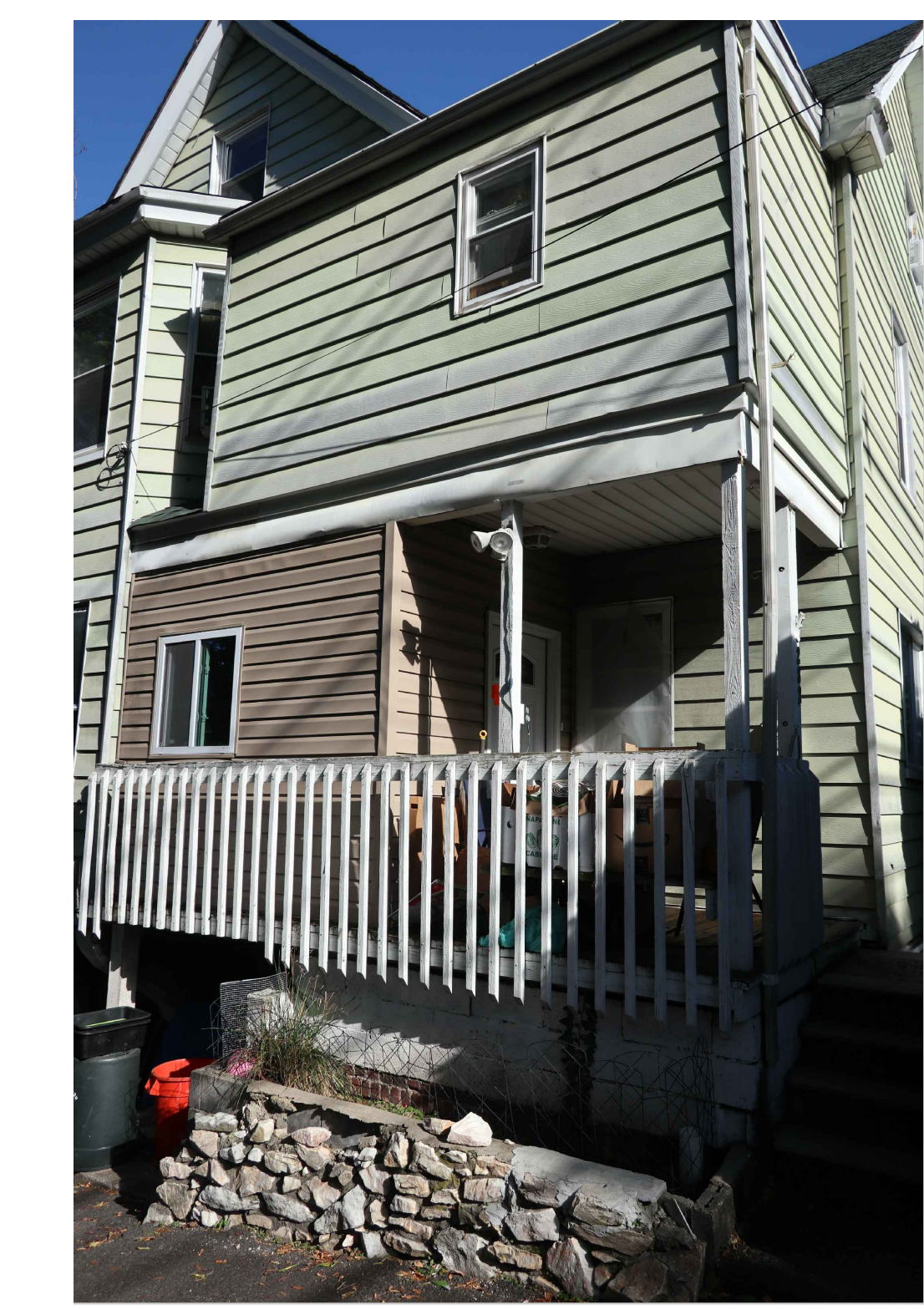


**1 REAR YARD DECK/ EXISTING STRUCTURE**  
NTS



**2 GRADE LEVEL ENTRANCE**  
NTS



**3 FRONT ENTRY PORCH**  
NTS

Tax Map Lot 8

Tax Map Lot 9

Tax Map Lot 4

Tax Map Lot 5

**#282**  
**2 1/2 Story Frame Dwelling**  
**EXISTING 2 FAMILY**

**S 36°06'00" W 50.00'**  
**GRAND AVENUE**  
**(60' Wide)**

PLLOT PLAN PREPARED WITH INFORMATION TAKEN FROM SURVEY OF PROPERTY AND PARTIAL TOPO SURVEY TAX LOT 5 BLOCK 1209 , 282 GRAND AVENUE AS PERFORMED BY SCHMIDT SURVEYING 66 HUNTING DRIVE DUMONT NEW JERSEY DATED OCTOBER 9, 2021/ NOVEMBER 11, 2021.

**A PLOT PLAN**  
1" = 10'-0"

**LEONIA ZONING - ARTICLE IV**  
**A3 ZONING DISTRICT**  
**290-8 AREA, YARD AND BUILDING REQUIREMENTS**

	REQUIRED	EXISTING	PROPOSED
BUILDING HEIGHT	35 FT / 2 STY/ATTIC	35' +/-	35' +/- (NO CHANGE)
FRONT YARD	25 FT	18.1' (ENC)	18.1' NO CHANGE
REAR YARD	25 FT	24.5' (ENC)	25' TO DECK
SIDE YARD	8 FT	6.3' (ENC)	6.3' (ENC)
COMBINED SIDE YARDS	18 FT	19.5'	19.5'
MIN. LOT AREA	5000 SF	5000 SF	5000 SF
MIN. LOT WIDTH	50 FT	50'	50'
MAXIMUM BUILDING COVERAGE	25%	26.5% [1327 SF] (ENC)	26.3% [1317 SF] (V)
MAXIMUM PERMISSIBLE LOT COVERAGE	25%	50.0% [2502 SF] (ENC)	38.5% [1928 SF] (V)
MAXIMUM TOTAL COMBINED COVERAGE	50%	76.6% [3829 SF] (ENC)	64.9% [3245 SF] (V)
RETAINING WALL HEIGHT	6 FT (TOTAL HEIGHT)	11.5' (ENC)	11.5' TOTAL HEIGHT (V)

\* (ENC) EXISTING NON-CONFORMING  
(V) VARIANCE REQUIRED