



1/26/2021

To:  
Mr. Dan Melfi  
Zoning Officer  
Leonia Borough  
Leonia, NJ

**Re: 284 Glenwood avenue, Leonia, NJ (Block: 901, Lot: 11)**

I, Hojoon Chung as an architect of the record, carefully review the comments and prepared the answers as listed below.

While viewing the house on Google maps, I cannot see the existing 2nd floor wall you propose to keep. You are proposing a knock down trying to keep the wall / walls on the right/ north side.? Please see the following comments: Please confirm the structural integrity of the wall. If the front, left side and rear walls are coming down how are the floor beams remaining?

*-As shown on the section, we will install new walls to support the right side existing wall. But, the right side wall will be remaining as is.*

You are proposing a new driveway and curb cut.. There is no curb cut size, the driveway cannot extend to the property line, need a 3' buffer, there is no delineation for the driveway location.

*-Driveway was revised offset 3' from the side property line with 6" width of the curb.*

Driveways are only permitted at 40% of the front yard. There is no lot coverage number. If the rear deck acts as a roof for the patio? Below, it counts as building coverage.

*Lot coverage has been calculated on the title sheet for your review.  
There is no patio below the deck. The deck will be made out of wood boards which is permeable as well.*

The creation of the second floor deck is new occupiable space. That will require a side yard variance. The wall detail shows a height from 6 to 9 feet. Be advised anything over 6 feet with a guard in the side yard will require a variance.

*-Acknowledged.*



Items to look at: side yard setbacks, combined side yard setbacks, driveway width and curb cut, front retaining wall missing,, need 2 parking spaces, number of stories, site plan to engineering scales , & please do not mix decimals with fractions.

*-Acknowledged and revised based on the comments including 2 parkings (1 in a garage and the other one on driveway).*

*\*Additional changed scope of work other than the comments:*

Right side wall of the second floor has been extended over the setback line since the client believe the size of bedrooms were too small for the family use.  
Changed scope of wok was bubbled for your reference.

Contact me if you have any questions or comments.  
Thank you.

Regards,

Hojoon Chung, RA  
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