

August 10, 2022

Mr. Adam Myszka  
Zoning Official  
Borough of Leonia  
312 Broad Avenue  
Leonia, NJ 07605

Re: ZBA PB22-07  
Kim Residence  
282 Grand Avenue  
Leonia, NJ 07605  
Lot 5; Block 1209

Dear Mr. Myszka:

As per comments suggested at the Leonia ZBA hearing of July 27, 2022, I have revised drawing SP1 dated 8.10.22 as follows:

1. The driveway apron at Grand Avenue will be extended to 16'-0" maximum width.
2. A 10' x 10' paver pad will be constructed in the front yard to allow a "K-turn" on site for vehicular exit onto Grand Avenue.
3. An additional 60 SF of concrete pavement will be removed at the southwest corner.
4. Existing trees in the rear yard will be removed entirely as the root structures interfere and conflict with the design/stability of the new modular retaining wall at the rear yard.

Please do not hesitate to contact me (201.755.4043) if you have any questions.

Sincerely,



Peter F. Pulice RA, AIA  
C8541

PFP/hmc

Enc. PDF Drawing SP1

cc: Mr. and Mrs. Kim ([Tong416@hotmail.com](mailto:Tong416@hotmail.com))  
Daniel Steinhagen Esq. ([dsteinhagen@beattielaw.com](mailto:dsteinhagen@beattielaw.com))

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