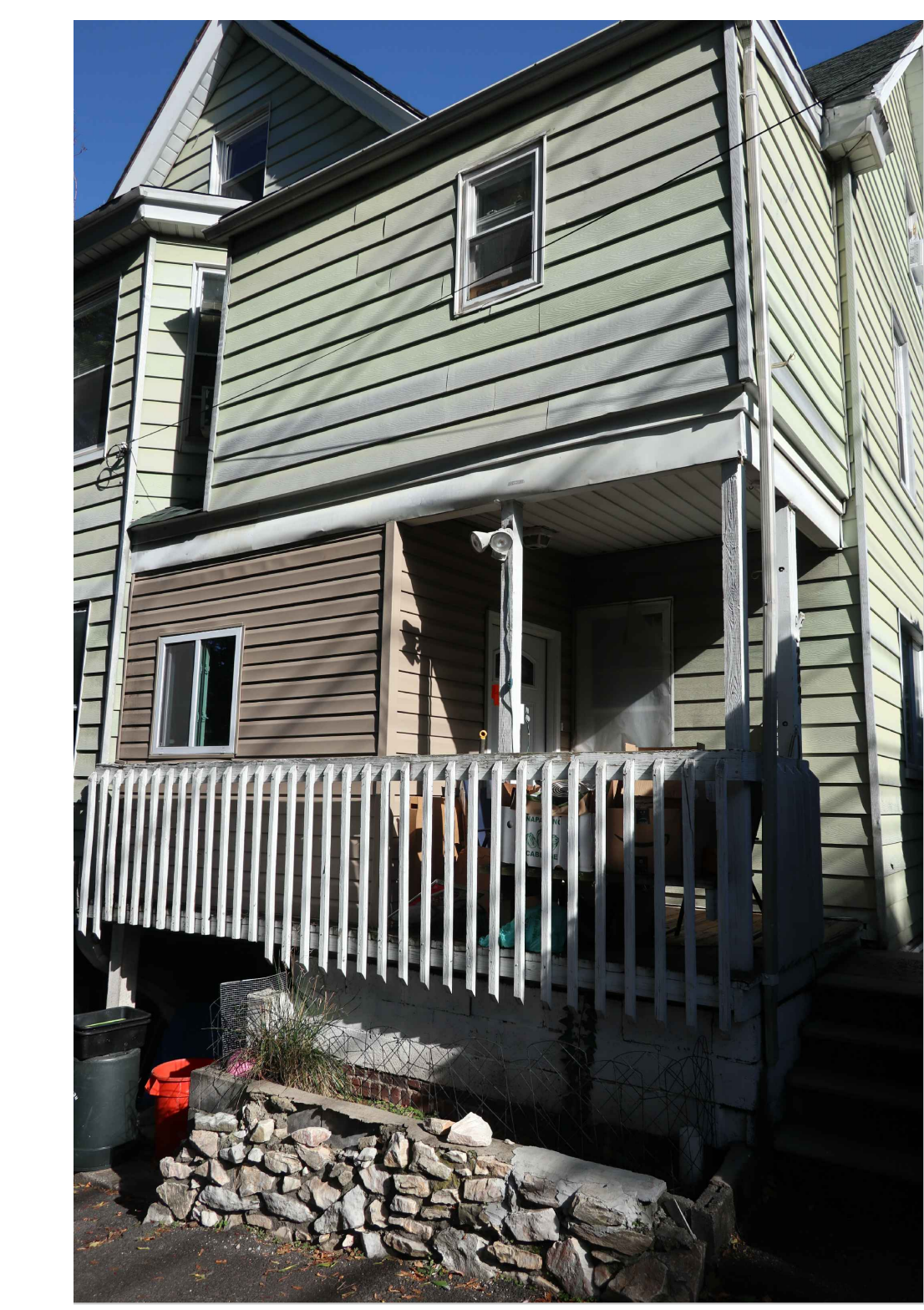


1 REAR YARD DECK/ EXISTING STRUCTURE
NTS



2 GRADE LEVEL ENTRANCE
NTS



3 FRONT ENTRY PORCH
NTS

A PLOT PLAN
1" = 10'-0"

3 2

PLANT 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.

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

| | REQUIRED | EXISTING | PROPOSED | REVISION 2 |
|----------------------------------|---------------------|-----------------------|------------------------|---------------------|
| 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) | 25.5% (1277 SF) (V) |
| MAXIMUM PERMISSIBLE LOT COVERAGE | 25% | 50.0% [2502 SF] (ENC) | 38.5% [1928 SF] (V) | 36.9% (1848 SF) (V) |
| MAXIMUM TOTAL COMBINED COVERAGE | 50% | 76.6% [3829 SF] (ENC) | 64.9% [3245 SF] (V) | 62.5% (3125 SF) (V) |
| RETAINING WALL HEIGHT | 6 FT (TOTAL HEIGHT) | 11.5' (ENC) | 11.5' TOTAL HEIGHT (V) | ----- |

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

D1 DETAIL SECTION AT RETAINING WALL
3/4" = 1'-0"