



Leonia Borough
312 Broad Avenue, Leonia, NJ

Reference Number: Z-23-168
Date Entered: 9/5/2023 5:23:00 PM

Name: HELEN CAPITAL, LLC
Address: 452 BROAD AVE Block: 509 Lot: 4 Zone:

The proposed construction is in violation of the borough zoning ordinance.

Your application for a zoning permit for the above property address is denied for the following reason/s:

Additional Comments:

SIDE YARD SETBACK TO ACCESSORY STRUCTURE

Proposed side yard setback is 0.32 feet to deck.

Proposed side yard setback is 1.67 feet to compressor.

Proposed side yard setback is 1.92 feet to shed and refrigerator.

Minimum required side yard setback is 3 feet to accessory structures.

REAR YARD SETBACK TO ACCESSORY STRUCTURE

Proposed rear yard setback is 2.92 feet to deck.

Minimum required rear yard setback is 3 feet to accessory structures.

SETBACK TO OTHER ACCESSORY STRUCTURES

Setback to accessory structure is 1 foot.

Minimum required setback is 10 feet

REAR AREA ACCESSORY STRUCTURE ALLOTMENT

Proposed rear yard area to contain accessory structures is 83.06%

Maximum permitted rear yard area devoted to accessory structures is 25%

SHED HEIGHT

Proposed shed height is 10.87 feet.

Maximum permitted shed height is 10 feet.

FENCE HEIGHT

Proposed fence height is 8 feet. (Listed as approximately 7.92)

Maximum permitted fence height is 6 feet.

SUBMITTAL OF ADDITIONAL INFORMATION MAY RESULT WITH ADDITIONAL VARIANCES AND REVISION OF FINDINGS.

If you have any other questions please contact us at (201) 592-5780 with the Reference Number

above.

Sincerely,

Adam Myszka
Zoning Official
Leonia Borough