



Leonía Borough
312 Broad Avenue, Leonía, NJ

Reference Number: Z-23-016
Date Entered: 2/21/2023 6:22:00 PM
Date Denied: 11/03/2023

Name: ZHANG,WEIMIN & MA,KUK FUNG
Address: 11 BROOK TER Block: 206 Lot: 9 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:

290-8-B-2 Front yard setback

Additional Comments:

FRONT YARD SETBACK

Existing front yard setback is 27 feet (excluding 2 foot overhang.)

Proposed front yard setback is 20.02 feet.

Minimum required front yard setback is 25 feet.

BUILDING COVERAGE

Existing building coverage is 1310.4 square feet, (26.2%)

Proposed building coverage is 1370.42 square feet, (27.41%)

Maximum permitted building coverage is 1250 square feet, (25%)

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

Sincerely,

Adam Myszka
Zoning Official
Leonía Borough