

A PLOT PLAN
1" = 10'-0"

THIS PLOT PLAN WAS PREPARED WITH INFORMATION TAKEN FROM SURVEY OF PROPERTY OF TAX LOT 3 BLOCK 1304 122 HOWARD TERRACE LEONIA, NEW JERSEY PERFORMED BY LAKELAND SURVEYING 4 WEST MAIN STREET ROCKAWAY, NJ 973 625 5670 DATED APRIL 7, 2020.

ZONING SUMMARY / CALCULATIONS

LEONIA CODE ARTICLE IV A3 DISTRICTS
290-8 AREA, YARD & BUILDING REQUIREMENTS

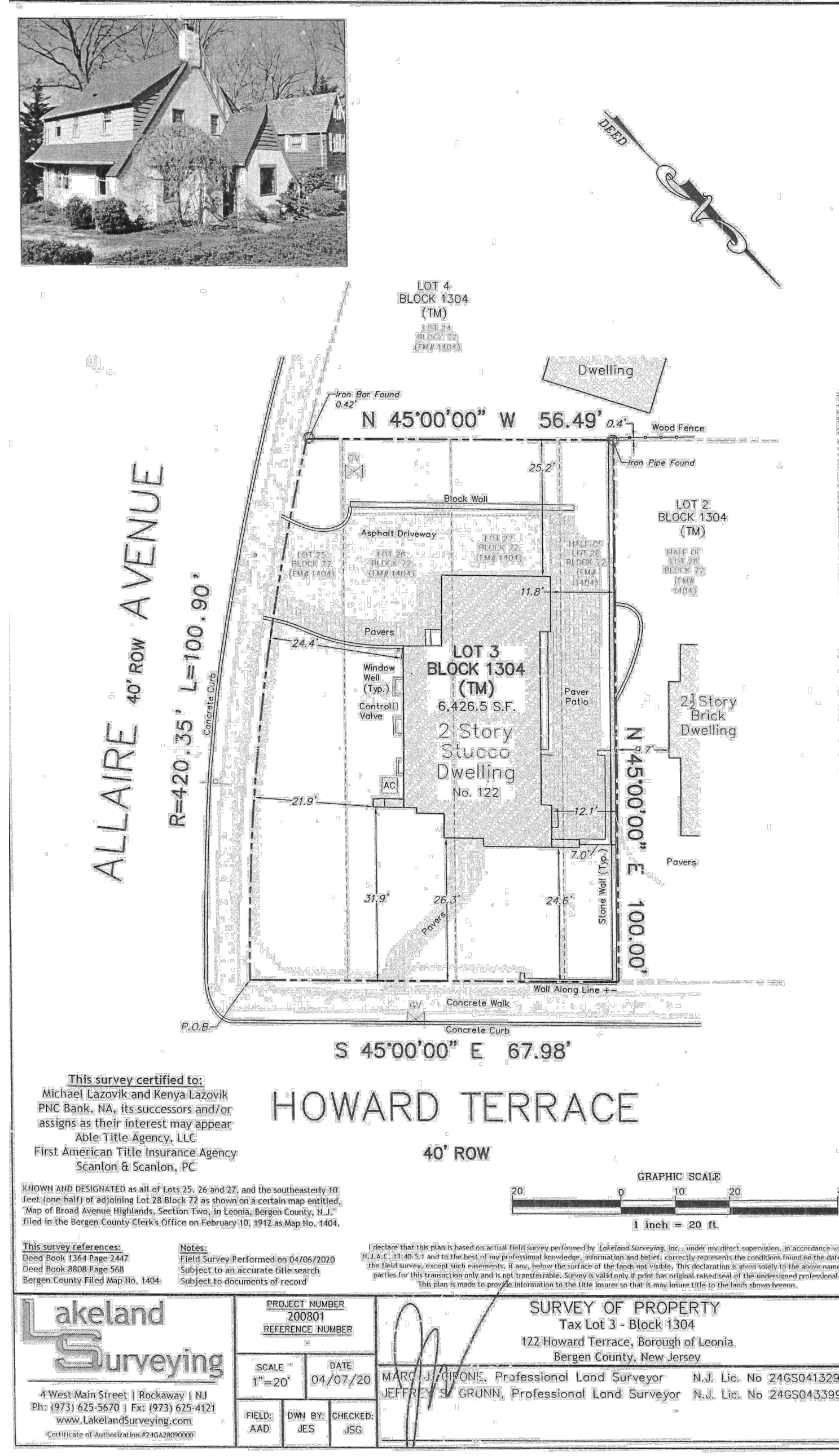
REQUIREMENT	REQUIRED	EXISTING	PROPOSED	VARIANCE
BUILDING HEIGHT	2 1/2 STORIES/ 35 FEET	2 STORIES/ 28.5 FT	2 STORIES/ 25.5 FT	NO
FRONT YARD (HOWARD TERRACE)	25 FEET	24.6 FT (*)	24.6 FT (*)	NO
FRONT YARD (ALLAIRE AVENUE)	25 FEET	21.9 FT (*)	19.5 FT	YES
REAR YARD	25 FEET	25.2 FT	10.1 FT	YES
SIDE YARD	10 FEET	7 FT/ 11.8 FT (*)	11.8 FT	NO
MINIMUM LOT AREA	5000 SF	6425.5 SF	6425.5 SF	NO
MINIMUM LOT WIDTH	50 FEET	56.49 FT	56.49 FT	NO
MAXIMUM BUILDING COVERAGE	25%	19.1 % (1229 SF)	25.3 % (1627 SF)	YES
MAXIMUM IMPERVIOUS COVERAGE	25%	25 % (1606 SF)	19.7 % (1270 SF)	NO
TOTAL COVERAGE	50%	44.1%	45 %	NO

(*) ENC EXISTING NON-CONFORMING CONDITION

SEARCH OF RECORD Identification

Michael & Kenya Lazovik
122 Howard Terr.
Block 1304, Lot 3

Block:	1304	805, ALASKA V. & DAVID, DOUGLAS	402 FORT LEE RD	LEONIA, NJ	07033-2201
Lot:	1		402 FORT LEE RD		
Qual:			402 FORT LEE RD		07033-2201
Block:	1305	CONTELLA, GABRIEL & MICHÉLE	355 PALLEN BLVD	LEONIA, NJ	07033
Lot:	2		355 PALLEN BLVD		
Qual:			355 PALLEN BLVD		07033
Block:	1305	BAKERMAN, HARVEY R.	305 HOWARD TERR	LEONIA, NJ	07033-2211
Lot:	3		305 HOWARD TERR		
Qual:			305 HOWARD TERR		07033-2211
Block:	1305	ROUSHA, DANIELLE	315 HOWARD TERR	LEONIA, NJ	07033-2211
Lot:	4		315 HOWARD TERR		
Qual:			315 HOWARD TERR		07033-2211
Block:	1305	BAWCO, GARY A.	323 HOWARD TERR	LEONIA, NJ	07033-2211
Lot:	5		323 HOWARD TERR		
Qual:			323 HOWARD TERR		07033-2211
Block:	1305	MCCORMACK, THOMAS & CYNTHIA, TRUST	327 HOWARD TERR	LEONIA, NJ	07033-2211
Lot:	6		327 HOWARD TERR		
Qual:			327 HOWARD TERR		07033-2211
Block:	1305	HANDELSON, JOHN C. & ANNA E.	331 HOWARD TERR	LEONIA, NJ	07033
Lot:	7		331 HOWARD TERR		
Qual:			331 HOWARD TERR		07033
Block:	1305	FRANK, JOHN SENE & WIS 30 AN	333 HOWARD TERR	LEONIA, NJ	07033
Lot:	8		333 HOWARD TERR		
Qual:			333 HOWARD TERR		07033
Block:	1305	TUMENKHA, ANNE	343 HOWARD TERRANCE	LEONIA, NJ	07033
Lot:	9		343 HOWARD TERR		
Qual:			343 HOWARD TERR		07033
Block:	1307	SANDELLI, SAM & MERRYL, ANN P.	324 HOWARD TERR	LEONIA, NJ	07033
Lot:	1		324 HOWARD TERR		
Qual:			324 HOWARD TERR		07033
Block:	1307	BRADY, JOSE & ROSALIND, LINDSEY J.	338 HOWARD TERR	LEONIA, NJ	07033-2201
Lot:	2		338 HOWARD TERR		
Qual:			338 HOWARD TERR		07033-2201
Block:	1307	WANG, TONGYI SONG HONG & SUI SUI	409 PARK AVE	LEONIA, NJ	07033
Lot:	3		409 PARK AVE		
Qual:			409 PARK AVE		07033
Block:	1307	ELKS, VICTOR & SARA ANNA	407 PARK AVE	LEONIA, NJ	07033-2201
Lot:	4		407 PARK AVE		
Qual:			407 PARK AVE		07033-2201
Block:	1307	MEREDITH, CLODIA R.	403 PARK AVE	LEONIA, NJ	07033-2201
Lot:	5		403 PARK AVE		
Qual:			403 PARK AVE		07033-2201
Block:	1307	BARONETTI, DANIEL	306 ALLAIRE AVENUE	LEONIA, NJ	07033
Lot:	6		306 ALLAIRE AVENUE		
Qual:			306 ALLAIRE AVENUE		07033
Block:	1307	BAVIS, EARL & SORANGE BUCHHEIM	304 HOWARD TERR	LEONIA, NJ	07033
Lot:	7		304 HOWARD TERR		
Qual:			304 HOWARD TERR		07033
Block:	1309	MCCORMACK, H. & JES PALLEN BLVD CO.	355 PALLEN BLVD	LEONIA, NJ	07033
Lot:	1		355 PALLEN BLVD		
Qual:			355 PALLEN BLVD		07033
Block:	1309	SANMAY, SUNITA & SHARMA	339 HOWARD TERR	LEONIA, NJ	07033
Lot:	2		339 HOWARD TERR		
Qual:			339 HOWARD TERR		07033
Block:	1309	LEE, ROY & SARA	423 ALLAIRE AVENUE	LEONIA, NJ	07033
Lot:	4		423 ALLAIRE AVENUE		
Qual:			423 ALLAIRE AVENUE		07033
Block:	1309	MANNING, LINDA ANN TRUST	30 WESTFIELD RD	ROCKAWAY, NJ	07033-2201
Lot:	3		30 WESTFIELD RD		
Qual:			30 WESTFIELD RD		07033-2201
Block:	1309	LAKELAND, GARY J. & C.A.	151 PALLEN BLVD	LEONIA, NJ	07033-2201
Lot:	4		151 PALLEN BLVD		
Qual:			151 PALLEN BLVD		07033-2201
Block:	1309	YUK, DAVID S. & LINA GRAY	355 PALLEN BLVD	LEONIA, NJ	07033-2201
Lot:	7		355 PALLEN BLVD		
Qual:			355 PALLEN BLVD		07033-2201
Block:	1309	YUK, ROSEMARIE G.	355 PALLEN BLVD	LEONIA, NJ	07033
Lot:	8		355 PALLEN BLVD		
Qual:			355 PALLEN BLVD		07033
Block:	1309	BOBROWICZ, LINDA	371 LEONIA RD	LEONIA, NJ	07033-2201
Lot:	1		371 LEONIA RD		
Qual:			371 LEONIA RD		07033-2201



B EXISTING SURVEY (REFERENCE)
1" = 20'-0"

PULICE / WILLIAMS ARCHITECTS
344 BROAD AVENUE
LEONIA, NEW JERSEY 07605
TEL 201 461 5154

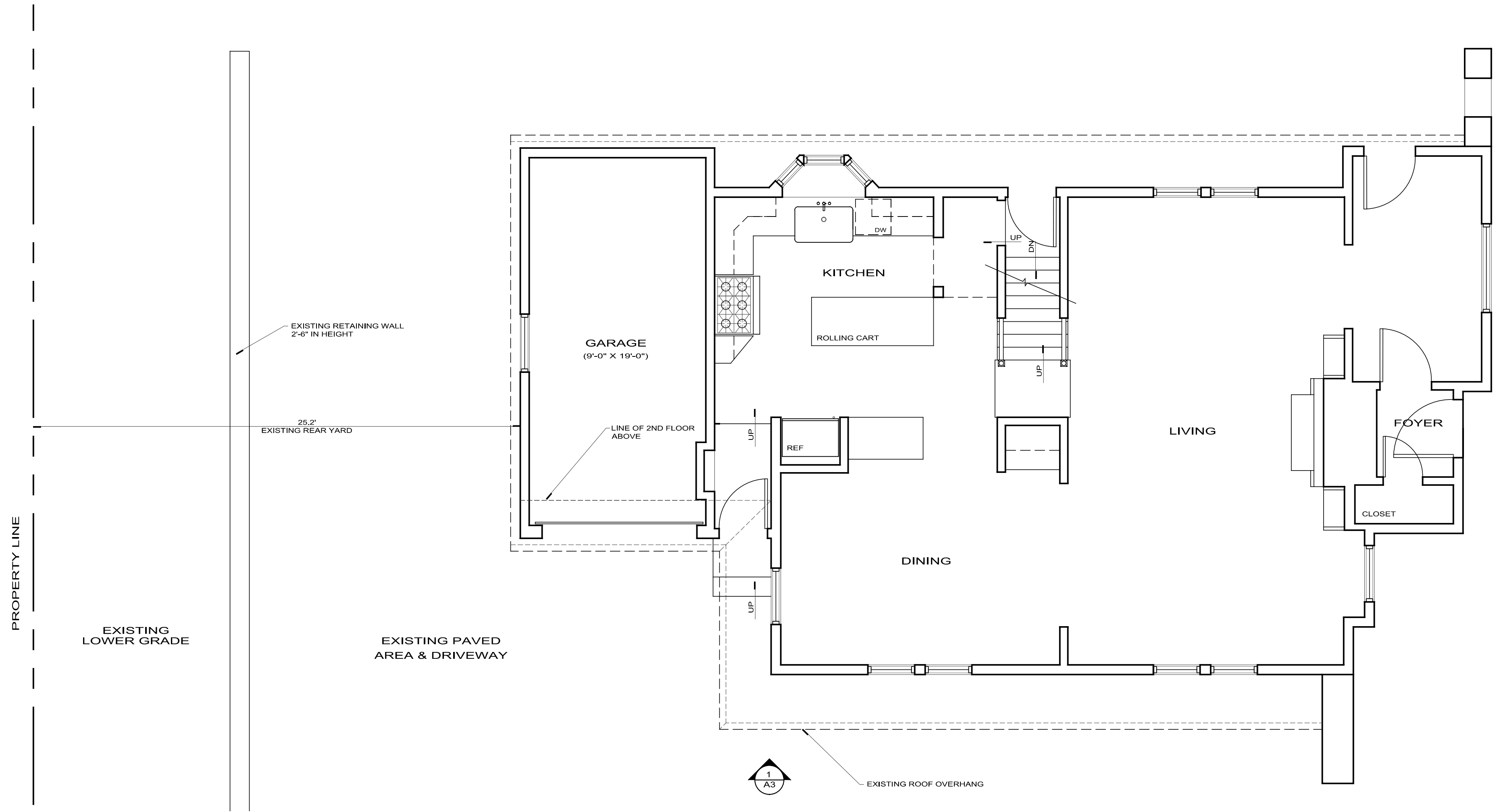
LAZOVIK RESIDENCE
122 HOWARD TERRACE
LEONIA, NEW JERSEY 07605

DRAWING TITLE
PLOT PLAN/ ZONING SUMMARY
PROPERTY LIST/ EXISTING SURVEY

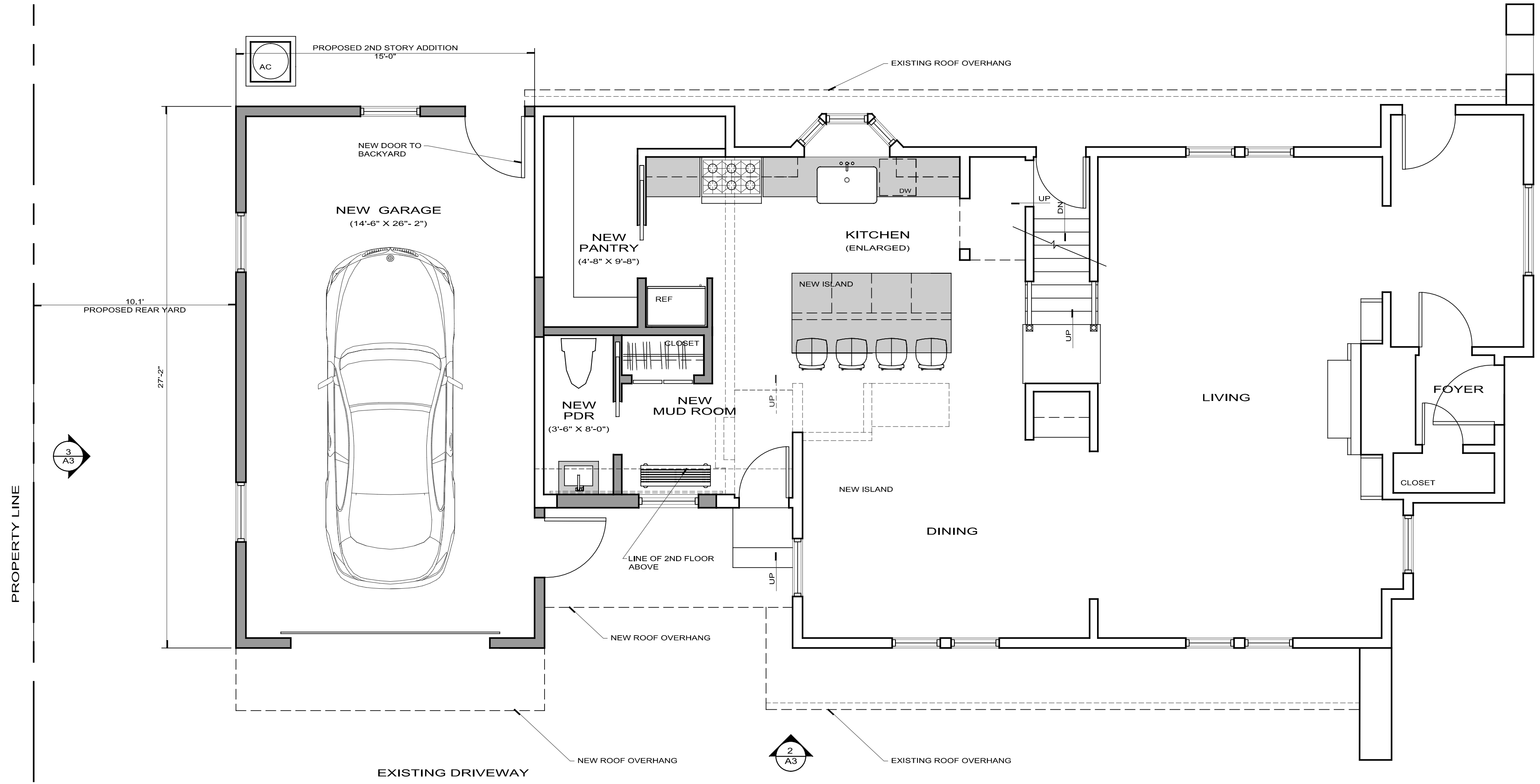
REVISION
PROPERTY LIST/MAP
DATE
11/30/2024
SCALE
1" = 20'-0"

SHEET NUMBER
SP1

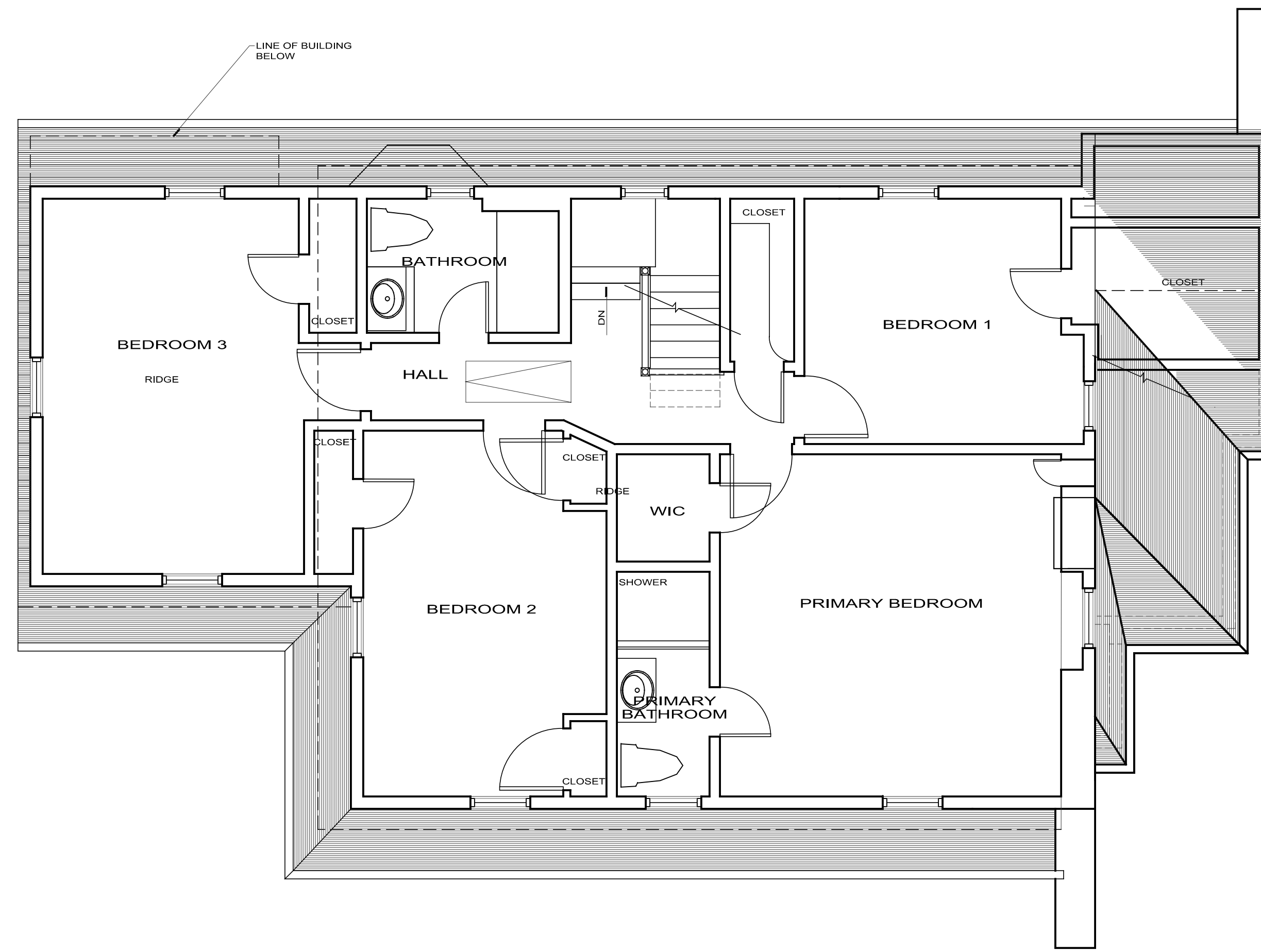
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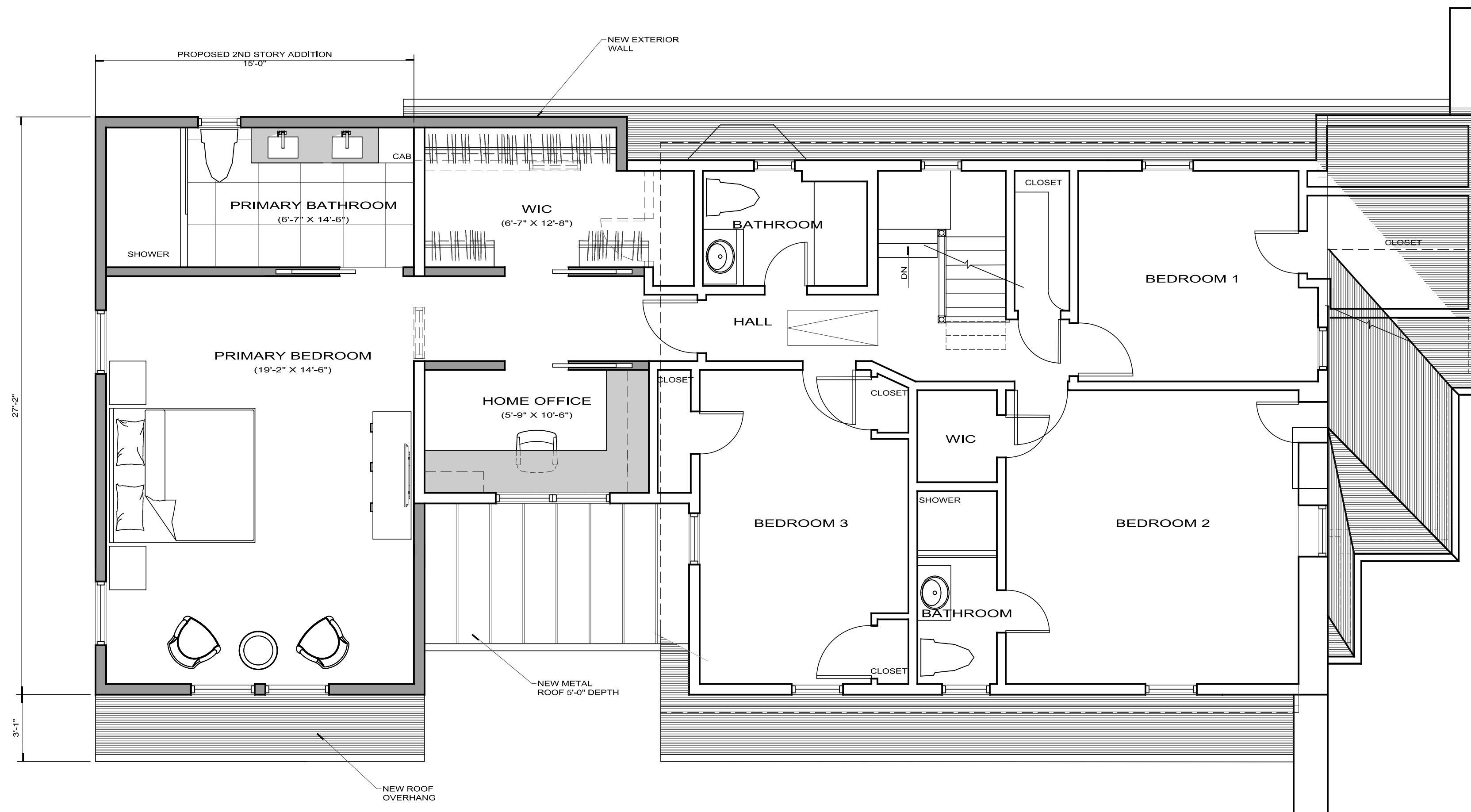
A EXISTING FIRST FLOOR PLAN (970 SF) GARAGE (202 SF)
1/4" = 1'-0"



B PROPOSED FIRST FLOOR PLAN (970 SF) GARAGE (411 SF)
1/4" = 1'-0"

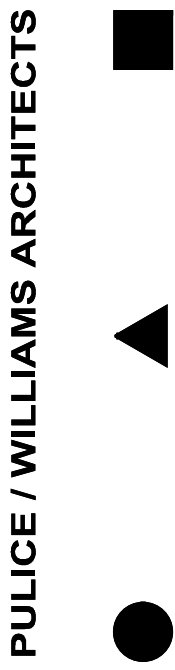


A EXISTING SECOND FLOOR PLAN (1009 SF)
1/4" = 1'-0"



B PROPOSED SECOND FLOOR PLAN (432 SF) ADDITION (1441 SF) TOTAL
1/4" = 1'-0"

PULICE / WILLIAMS ARCHITECTS



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PROJECT
LAZOVIK RESIDENCE
122 HOWARD TERRACE
LEONIA, NEW JERSEY 07605

REVISION

DATE
1/30/2024

SCALE
AS NOTED

SHEET NUMBER

A2

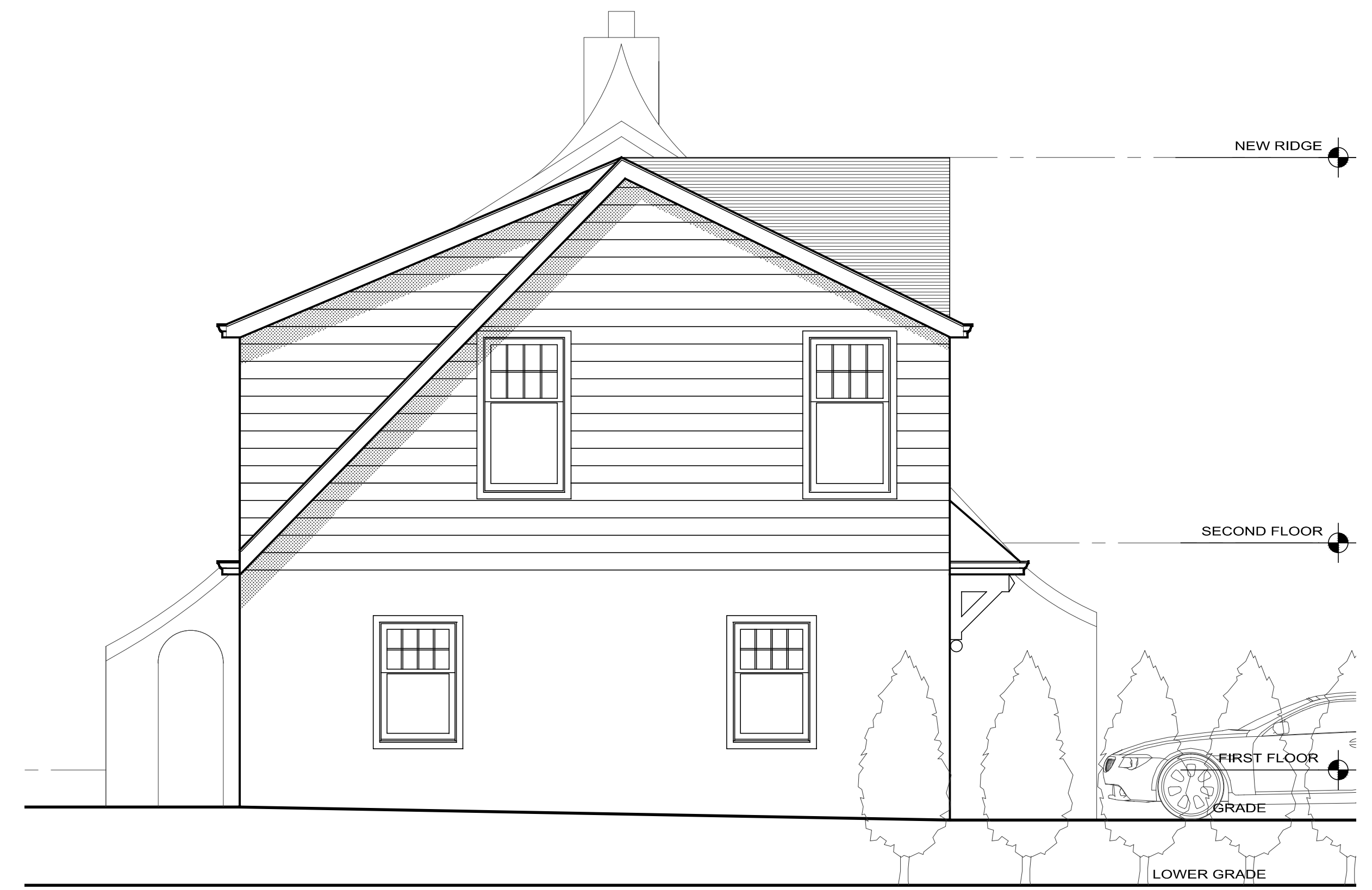
DRAWING TITLE
EXISTING / PROPOSED
SECOND FLOOR PLANS



1 EXISTING ELEVATION (ALLAIRE AVENUE)
1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION (ALLAIRE AVENUE)
1/4" = 1'-0"



3 PROPOSED LEFT ELEVATION
1/4" = 1'-0"

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LEONIA, NEW JERSEY 07605
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PROJECT
LAZOVIK RESIDENCE
122 HOWARD TERRACE
LEONIA, NEW JERSEY 07605
DRAWING TITLE
EXISTING/ PROPOSED ELEVATIONS

REVISION
DATE
1/30/2024

SCALE
AS NOTED

SHEET NUMBER

A3