

Tax Map Lot 2  
Remainder of  
Filed Map Lot 1

**ZONING SUMMARY**

LEONIA CODE ARTICLE IV A3 DISTRICTS  
290-8 AREA, YARD & BUILDING REQUIREMENTS  
BLOCK 1608 LOT 1

ARTICLE IV A DISTRICT  
290-7 PERMITTED USES

A. SINGLE FAMILY, DETACHED DWELLING, USED AS A RESIDENCE BY NOT MORE THAN ONE FAMILY AND NOT TO EXCEED ONE SUCH DWELLING UNIT ON EACH LOT. FURTHER, THIS USE SHALL NOT BE DEEMED TO INCLUDE ANY ACCOMMODATION USED, IN WHOLE OR IN PART FOR TRANSIENT.

(V) APPLICANT IS SEEKS A USE VARIANCE TO EXPAND AND RE-CONFIGURE EXISTING 2 FAMILY DWELLING IN THE A3 SINGLE FAMILY ZONE.

**290-8 AREA, YARD AND BUILDING REQUIREMENTS**

REQUIREMENT	ALLOWED	EXISTING	PROPOSED
BUILDING HEIGHT	2 1/2 STORIES/ 35 FEET	3 STORY/ 41.25 FT (ENC)	3 STORY/ 41.25 FT (ENC)
FRONT YARD (BROAD AVENUE)	25 FEET MIN.	65.9 FT	57'-0"
FRONT YARD (HIGHWOOD AVENUE)	25 FEET MIN.	20.8 FT (ENC)	20.8 FT
REAR YARD	25 FEET MIN.	12.2 FT (ENC)	12.2 FT (ENC)
SIDE YARD	10 FEET MIN.	38.5 FT	38.5 FT
MINIMUM LOT AREA	5000 SF	13,746 SF	13,746 SF
MAXIMUM BUILDING COVERAGE	25%(3437 SF)	11.5 % (1582 SF)	14.4 % (1979 SF)
MAXIMUM TOTAL COVERAGE	50%	40.5 % (5563 SF)	41% (5586 SF)
LOT DEPTH (MIN)	100 FT	128.86 FT	128.86 FT
LOT WIDTH (MIN)	50 FT	100 FT	100 FT

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

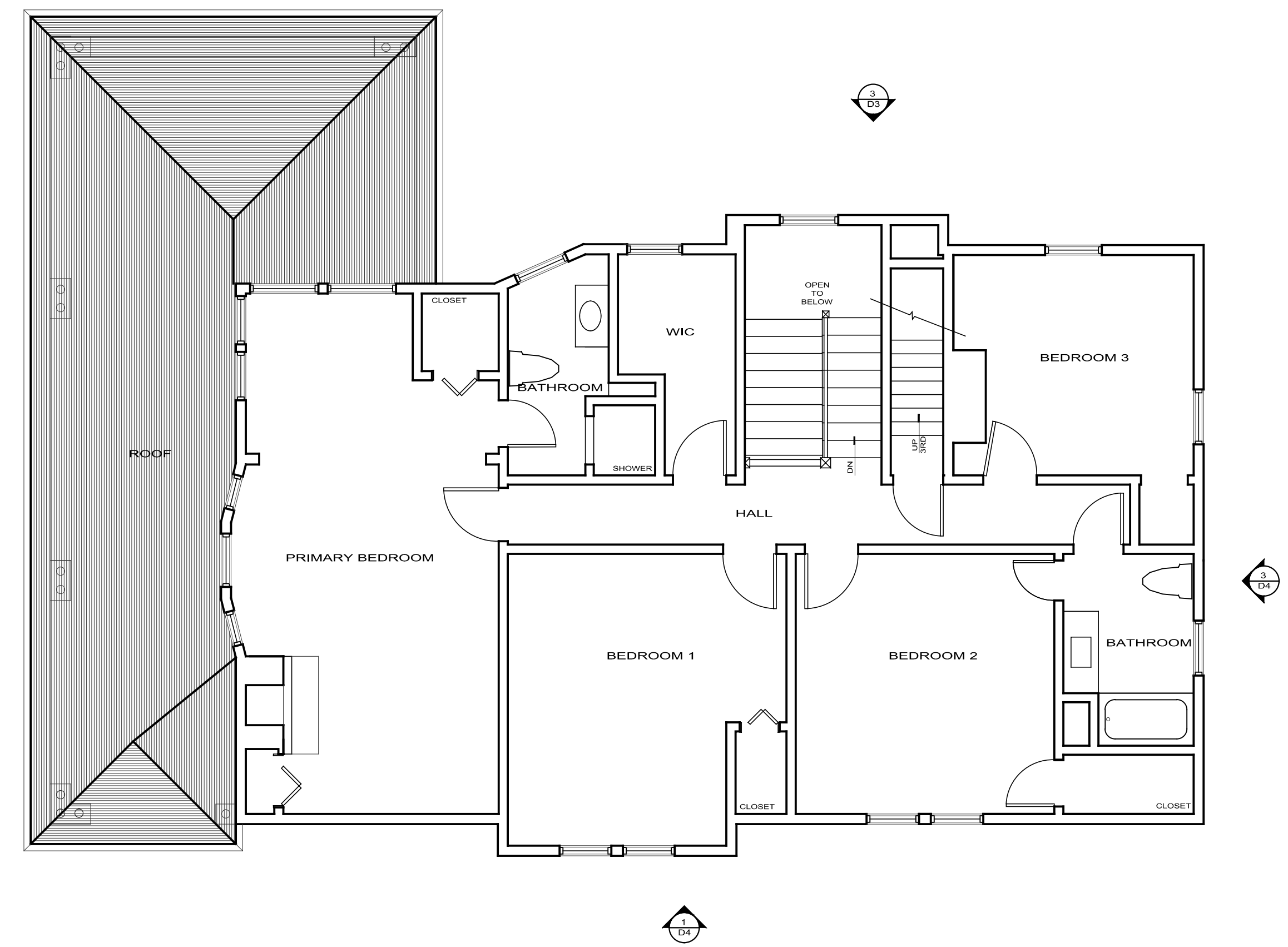
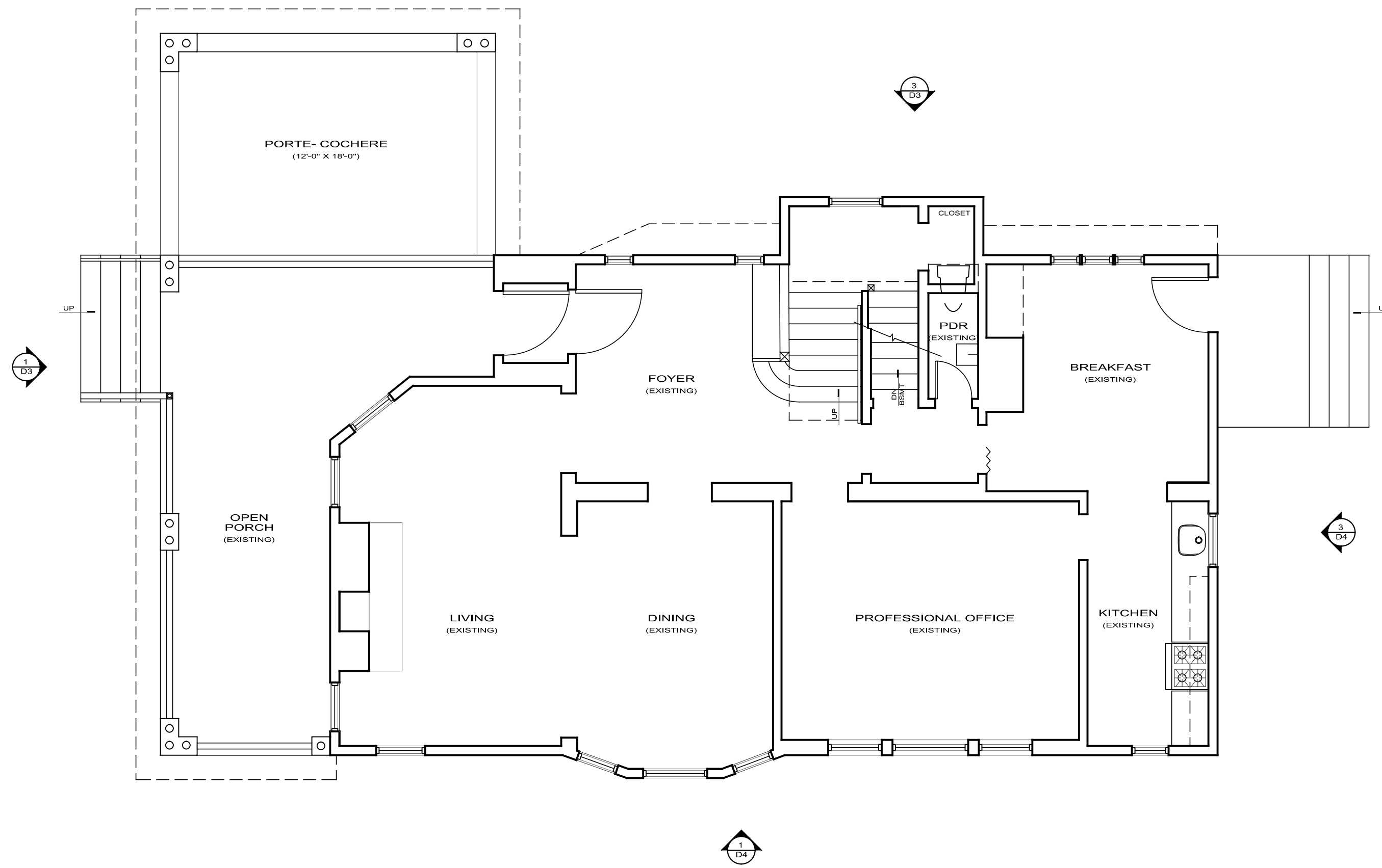
**290 PROPERTY LIST**  
FOR 169 BROAD AVENUE LEONIA NJ BLOCK 1608 LOT 1

Block	Lot	Qual	OWNER
1601	18		BOWEN, AUREY 215 HIGHWOOD AVE LEONIA NJ 07605
1601	19		PERNITE, NANCY & GOLD, TR 221 HIGHWOOD AVE LEONIA NJ 07605-2021
1601	20		HAN, HAEJIN 219 HIGHWOOD AVE LEONIA NJ 07605
1601	21		LEVY, GEORGE D. & ANNETTE 217 HIGHWOOD AVE LEONIA, NJ 07605
1601	22		NEGRO, JOSE & SHERNOVA, YARVARA 244 SUMMIT AVENUE LEONIA, NJ 07605
1601	23		ALPAS, JOSEPH V. & MARINA 283 BROAD AVENUE LEONIA, NJ 07605
1502	22		LEUNG, S., MI, K. & LEUNG, E. 178 BROAD AVE LEONIA, NJ 07605
1502	23		BECKER, HORST R. & MARLEISE 212 HIGHWOOD AVE LEONIA NJ 07605-2004
1503	23		BUCCARDI, HEATHER 519 FOREST AVE PARANUS NJ 07652-4705
1503	24		KALBANDIAN, HEATHER J. 208 HIGHWOOD AVENUE LEONIA, NJ 07605
1503	25		MICHA, JOSEPH 169 BROAD AVE LEONIA NJ 07605-2034
1504	24		FRANK, PETER GERALD & DINA 159 BROAD AVE LEONIA, NJ 07605
1608	2		TARR, HELEN 212 HIGHWOOD AVE LEONIA NJ 07605-2022
1608	3		ARRELL, WARLEN & VANESSA GEMMON 216 HIGHWOOD AVE LEONIA, NJ 07605
1608	4		STROMM, JACQUELINE 209 HIGHWOOD AVE LEONIA, NJ 07605
1608	5		FRANCIS, FRANK & GIANNIZZI, LISA 214 HIGHWOOD AVE LEONIA NJ 07605-2022
1608	6		DE JESUS, CONUELO 228 HIGHWOOD AVE LEONIA NJ 07605-2022
1608	23		LEE, JOOYOUNG 225 SYLVAN AVE LEONIA, NJ 07605
1608	24		HERRERA, JUAN A & DENYSE R 221 SYLVAN AVE LEONIA, NJ 07605
1608	25		LORCA, FERNANDO & DEBORAH NAZARDO 217 SYLVAN AVENUE LEONIA, NJ 07605
1608	26		CELISANO, RON & RACHEL 223 SYLVAN AVE LEONIA NJ 07605-2026
1608	27		WUO, JIYOUNG 219 BROAD AVE LEONIA, NJ 07605
1608	28		KIM, SONG CHUL & SOON WON SONG 229 BROAD AVE LEONIA, NJ 07605
1502	21		KIM, SUN MYUNG & HONG B. 282 BROAD AVE LEONIA, NJ 07605

PLOT PLAN PREPARED WITH INFORMATION TAKEN FROM PROPERTY SURVEY LOT 1 BLOCK 1608, 138 BROAD AVENUE NEW JERSEY PERFORMED BY SCHMIDT SURVEYING 49 SULLIVAN STREET, WESTWOOD, NEW JERSEY DATED MAY 15, 2024.

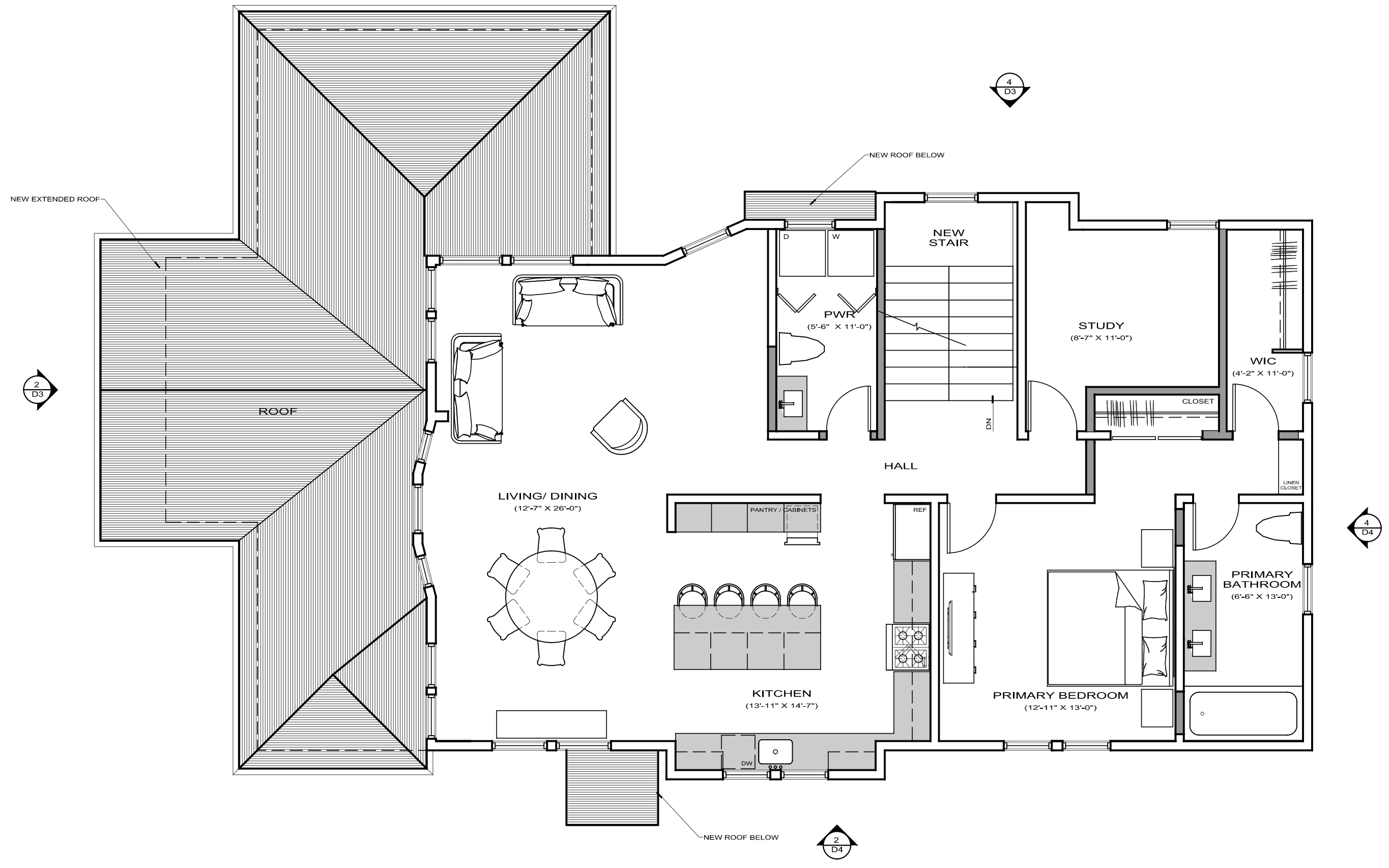
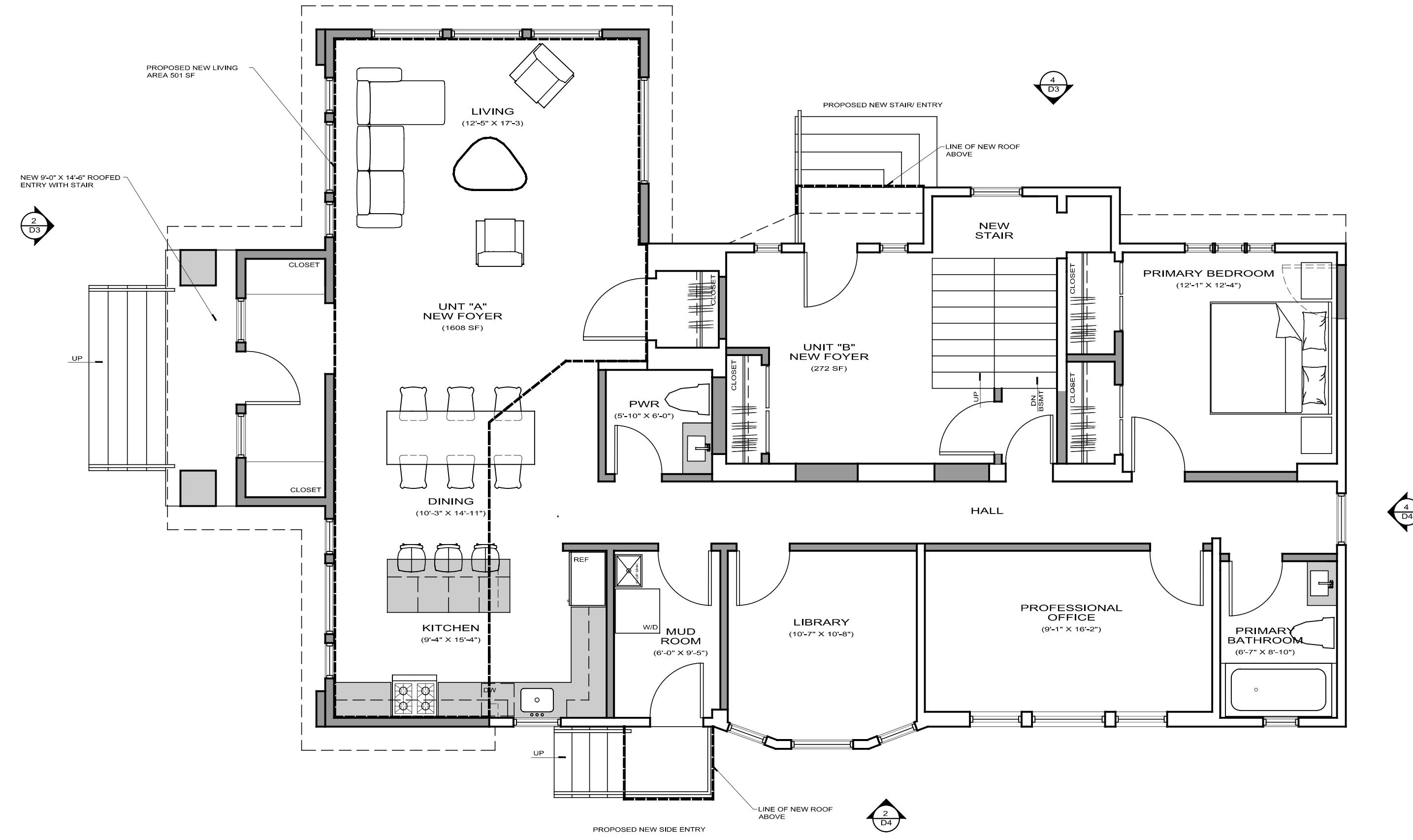
**A** PROPOSED PLOT PLAN  
1" = 10'-0"

SHEET NUMBER: **SP1**  
 PROJECT: SIM RESIDENCE 169 BROAD AVENUE LEONIA, NEW JERSEY 07605  
 DATE: 5/29/2024 ZONING PERMIT  
 DRAWING TITLE: PROPOSED PLOT PLAN  
 SCALE: AS NOTED  
 REVISION:  
 PULICE / WILLIAMS ARCHITECTS  
 344 BROAD AVENUE  
 LEONIA, NEW JERSEY 07605  
 TEL 201 461 5154  
 C8541 - NJ



**A** EXISTING FIRST FLOOR PLAN (1296 SF UNIT "A"/ 318 SF PORCH)  
3/16" = 1'-0"

**B** EXISTING SECOND FLOOR PLAN (UNIT "B" 1409 SF)  
3/16" = 1'-0"



**C** PROPOSED FIRST FLOOR (UNIT "A" 1608 SF) (FOYER UNIT "B" 272 SF)  
3/16" = 1'-0"

**C** PROPOSED SECOND FLOOR (UNIT "B" 1409 SF)  
3/16" = 1'-0"

344 BROAD AVENUE  
LEONIA, NEW JERSEY 07605  
TEL 201 461 5154

**PULICE / WILLIAMS ARCHITECTS**

PROJECT: 169 BROAD AVENUE, LEONIA, NJ  
DATE: 6/3/2024  
SCALE: AS NOTED

CB8541 - NJ

PROJECT: SIM RESIDENCE  
169 BROAD AVENUE  
LEONIA, NEW JERSEY 07605

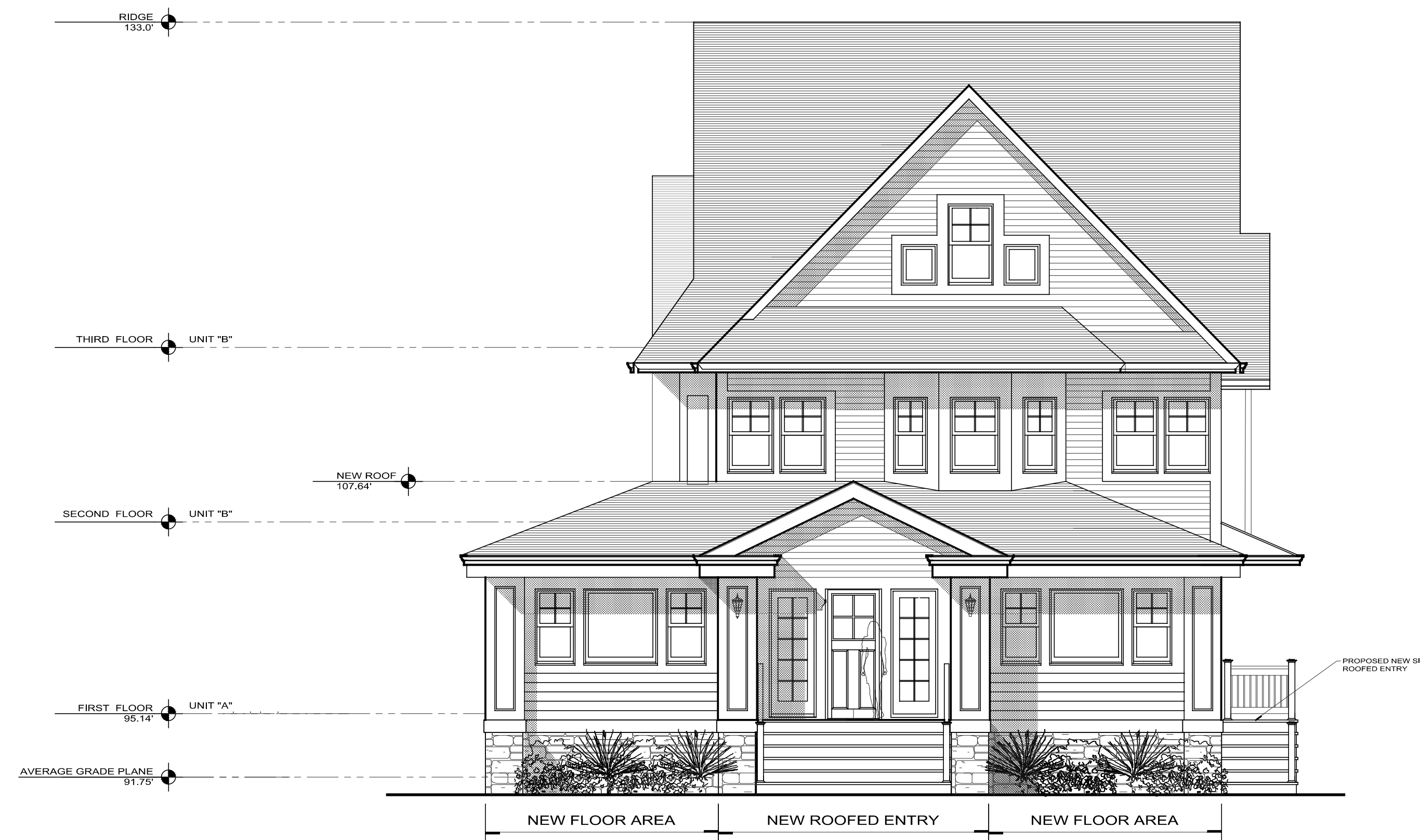
DRAWING TITLE: EXISTING/PROPOSED FIRST & SECOND FLOOR PLANS

REVISION: SHEET NUMBER: **D1**





**1** EXISTING FRONT ELEVATION  
3/16" = 1'-0"



**2** PROPOSED FRONT ELEVATION (BROAD AVENUE)  
3/16" = 1'-0"



**3** EXISTING LEFT ELEVATION (HIGHWOOD AVENUE)  
3/16" = 1'-0"



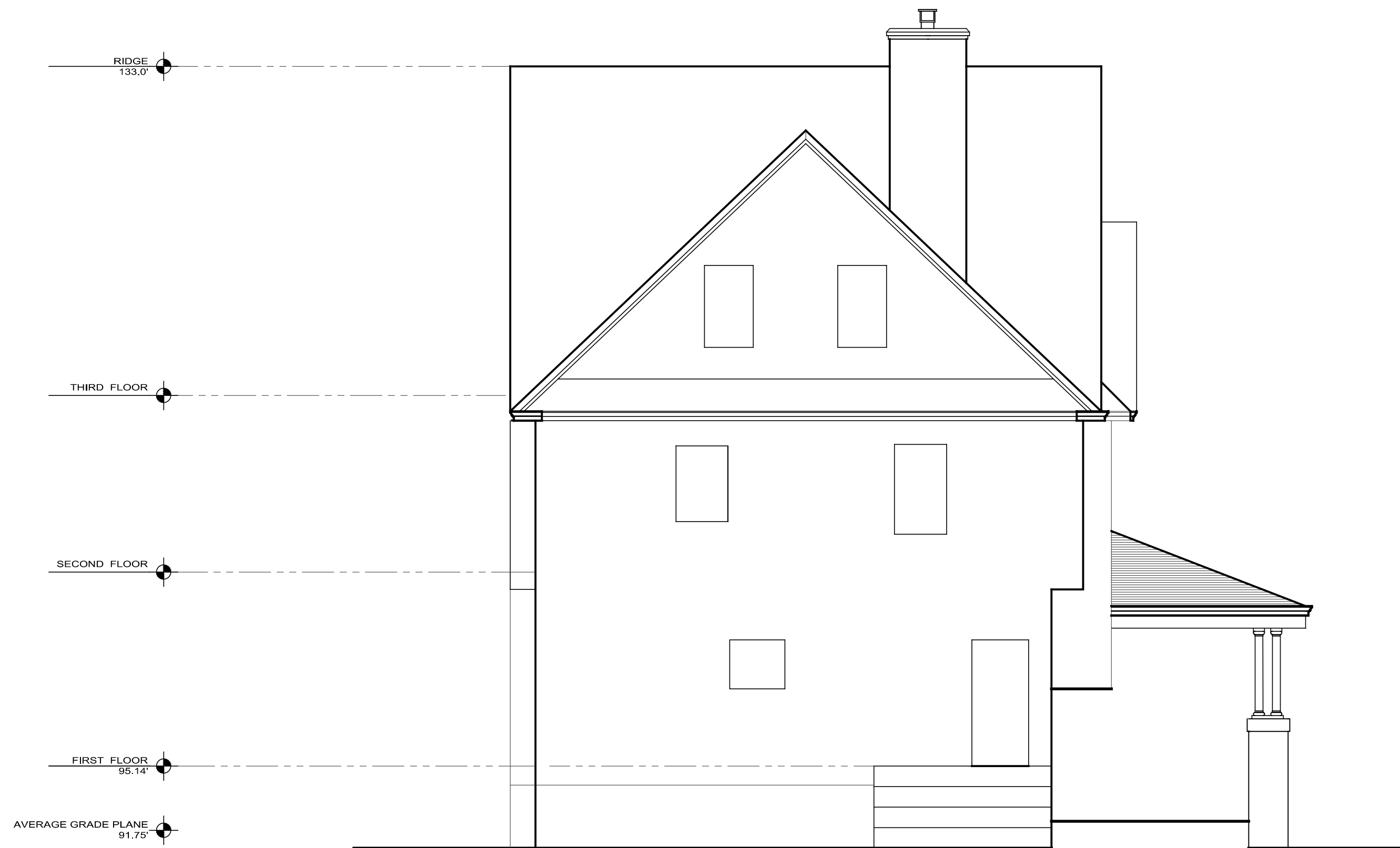
**4** PROPOSED LEFT ELEVATION (HIGHWOOD AVENUE)  
3/16" = 1'-0"



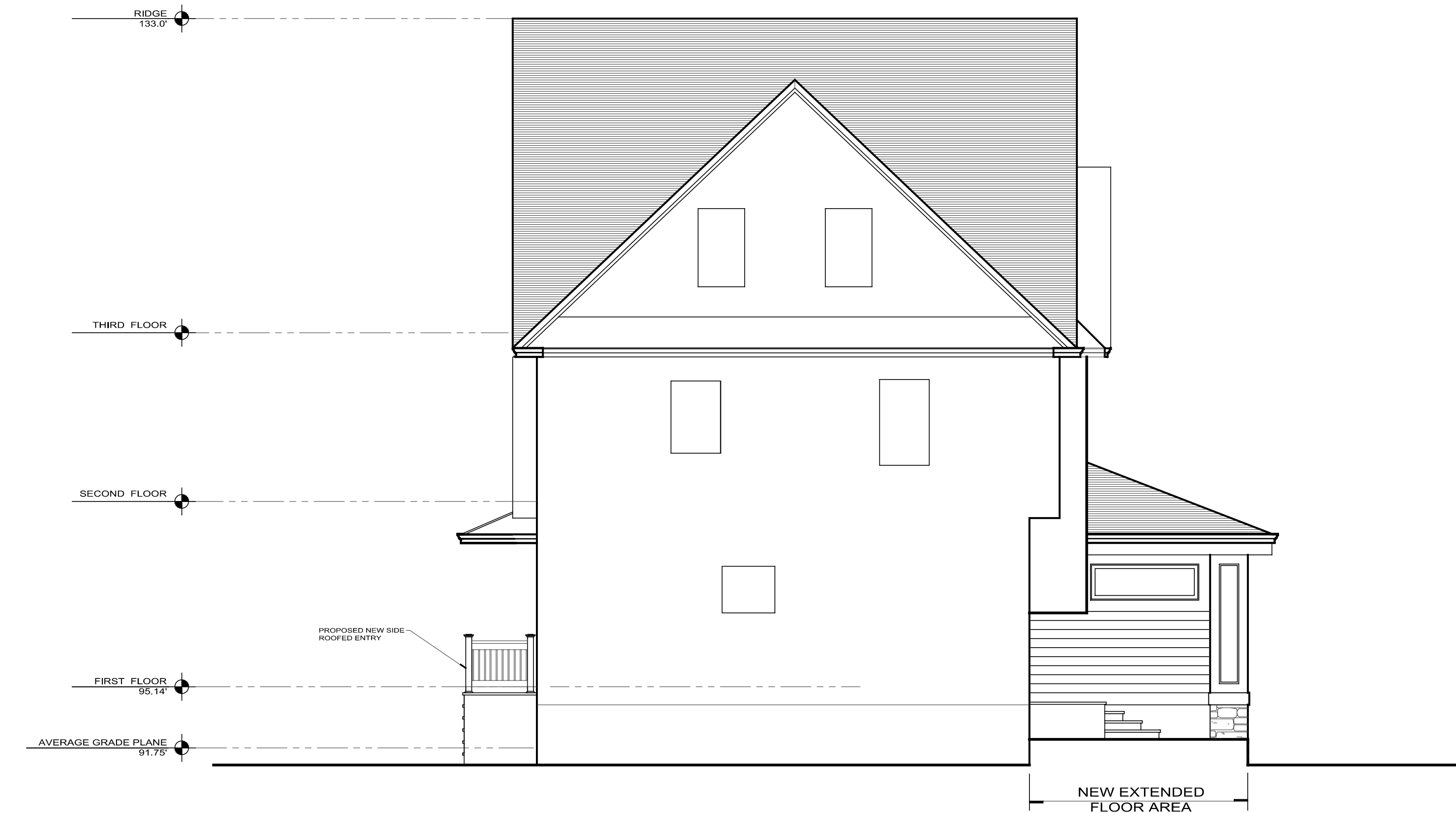
**1** EXISTING RIGHT ELEVATION  
3/16" = 1'-0"



**2** PROPOSED RIGHT ELEVATION  
3/16" = 1'-0"



**3** EXISTING REAR ELEVATION  
3/16" = 1'-0"



**4** PROPOSED REAR ELEVATION  
3/16" = 1'-0"

344 BROAD AVENUE  
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 TEL 201 461 5154  
 PULICE / WILLIAMS ARCHITECTS  
 SIM RESIDENCE  
 169 BROAD AVENUE  
 LEONIA, NEW JERSEY 07605  
 DRAWING TITLE  
 EXISTING/ PROPOSED EXTERIOR ELEVATIONS  
 DATE  
 6 3 2024 - ZBA  
 SCALE  
 AS NOTED  
 SHEET NUMBER  
**D4**  
 PROJECT  
 344 BROAD AVENUE  
 LEONIA, NEW JERSEY 07605  
 TEL 201 461 5154  
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