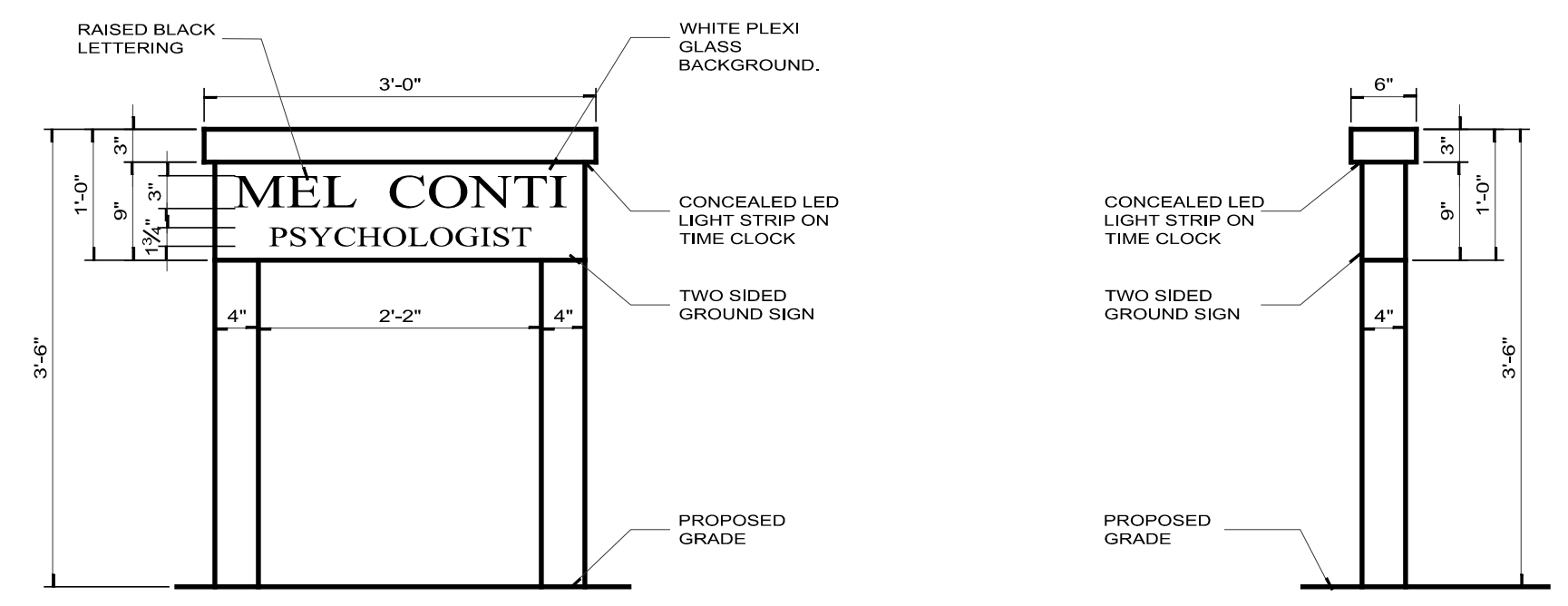


N 36°07'00" E 50.68'
BROAD AVENUE
 (81.5' WIDE)

PLOT PLAN PREPARED WITH INFORMATION TAKEN FROM PROPERTY SURVEY LOT 24 BLOCK 1505, 138 BROAD AVENUE NEW JERSEY PERFORMED BY SCHMIDT SURVEYING 49 SULLIVAN STREET, WESTWOOD, NEW JERSEY DATED MAY 8, 2024.

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



C PROPOSED GROUND SIGN
 1" = 10'-0"



B 200' KEY MAP
 NTS

ZONING SUMMARY / CALCULATIONS

LEONIA CODE ARTICLE IV A3 DISTRICTS
 290-8 AREA, YARD & BUILDING REQUIREMENTS
 BLOCK 1505 LOT 24

SECTION 290-7 PERMITTED USES

290-7 (D) OFFICE OF RESIDENT WHO RESIDES ON BROAD AVENUE, GRAND AVENUE OR FORT LEE ROAD AND WHO IS A PSYCHOLOGIST, PROVIDE THAT NOT MORE THAN TWO (2) PERSONS ARE EMPLOYED UPON THE PREMISES, AND THAT SUCH OFFICE SHALL NOT OCCUPY MORE THAN 1/2 OF THE AREA OF ONE FLOOR OF SAID BUILDINGS.

PROPOSED USE OF PSYCHOLOGIST OFFICE IS PERMITTED

290-8 AREA, YARD AND BUILDING REQUIREMENTS

REQUIREMENT	ALLOWED	EXISTING	PROPOSED
BUILDING HEIGHT	2 1/2 STORIES/ 35 FEET	2 STORY/ 21.24 FT	3 STORY/ 27.0 FT (V) [▲]
FRONT YARD	25 FEET MIN.	26.5 FT	26.5 FT
REAR YARD	25 FEET MIN.	21.9 FT (*)	21.9 FT (*)
SIDE YARD	10 FEET MIN.	6.4 FT (*)	6.4 FT (*)
COMBINED SIDE YARDS	40% (20.2 FEET)	16.1 FT (*)	16.1 FT (*)
MINIMUM LOT AREA	5000 SF	5000 SF	5000 SF
MAXIMUM BUILDING COVERAGE	25%	28.2% (1410 SF) (*)	30% (1510 SF) (V)
MAXIMUM TOTAL COVERAGE	50%	45% (2248 SF)	58% (2898) (V)
LOT DEPTH (MIN)	100 FT	100 FT	100 FT
LOT WIDTH (MIN)	50 FT	50.68 FT	50.68 FT
FRONT LOT COVERAGE	40%	19%	44% (V)

290-95 (A)
 (*) ENC. EXISTING NON-CONFORMING CONDITION
 (V) VARIANCE REQUIRED

PROPERTY OWNER SEEKS VARIANCE FOR FRONT YARD IMPERVIOUS COVERAGE EXISTING 19%, PROPOSED 44%, PERMITTED 40% MAXIMUM AS PER SECTION 290-8 (F)

SIGNS 232-3(A)
 PROPERTY OWNER SEEKS VARIANCE FOR A GROUND SIGN IN FRONT YARD. TWO SIDED 6 SF PER SIDE PROPOSED, 2 SF ALLOWED.

ARTICLE XVIII OFF STREET PARKING AND LOADING

290-95 (A) SINGLE FAMILY DWELLINGS - TWO (2) SPACES REQUIRED.
 290-96 (A) ONE (1) SPACE FOR PROFESSIONAL OFFICE OF 250 SQUARE FEET OF FLOOR AREA.

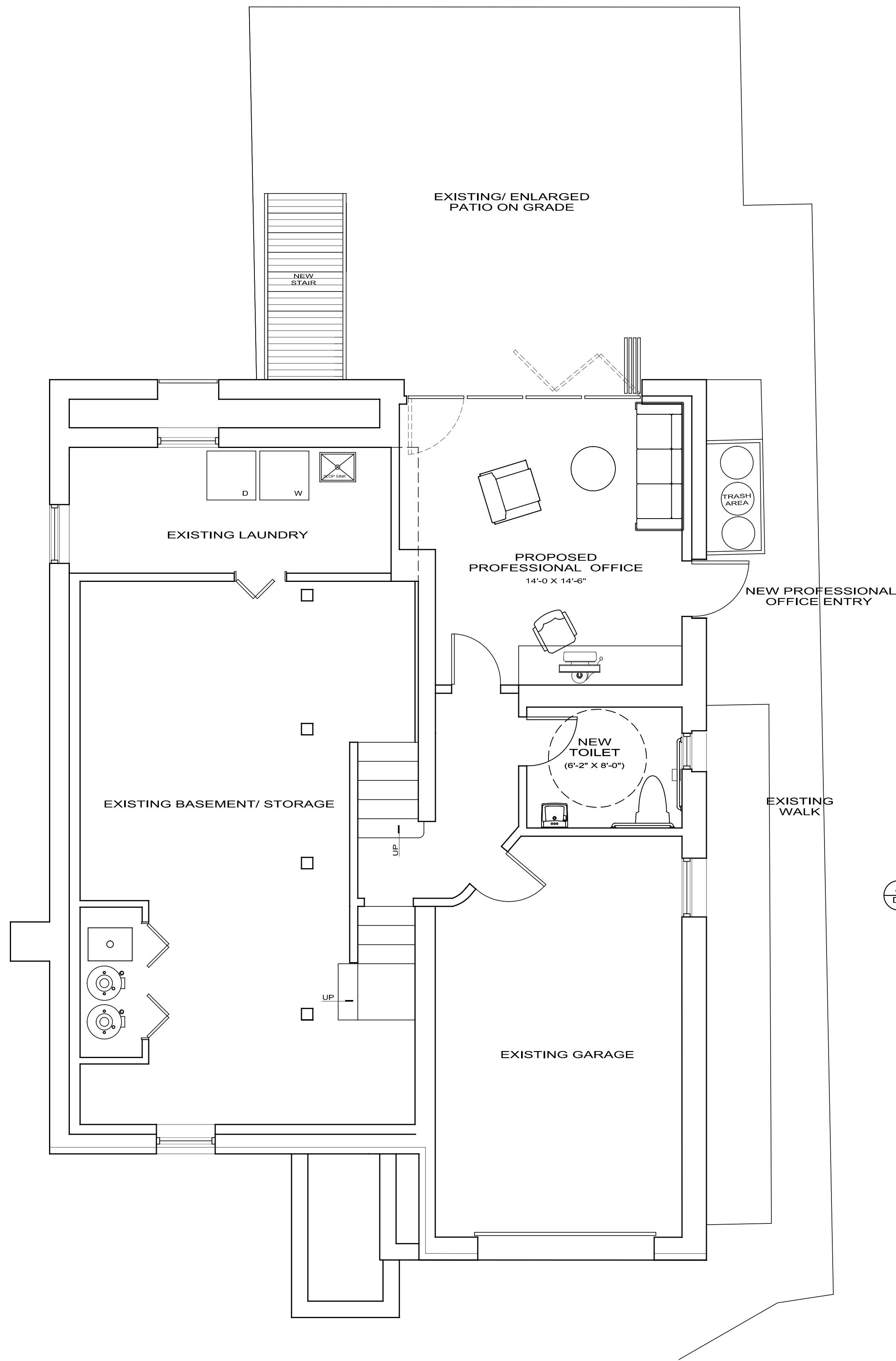
PARKING REQUIRED 3 SPACES
 PARKING PROPOSED 3 SPACES

THIS PROPERTY WAS GRANTED BULK VARIANCES, PRE-EXISTING NON-CONFORMITIES (SIDE YARD, REAR YARD, SETBACKS AND MAXIMUM BUILDING COVERAGE. A HOME OFFICE WAS ALSO APPROVED. SEE ZBA RESOLUTION NO. 19-18 DATED JANUARY 29, 2020.

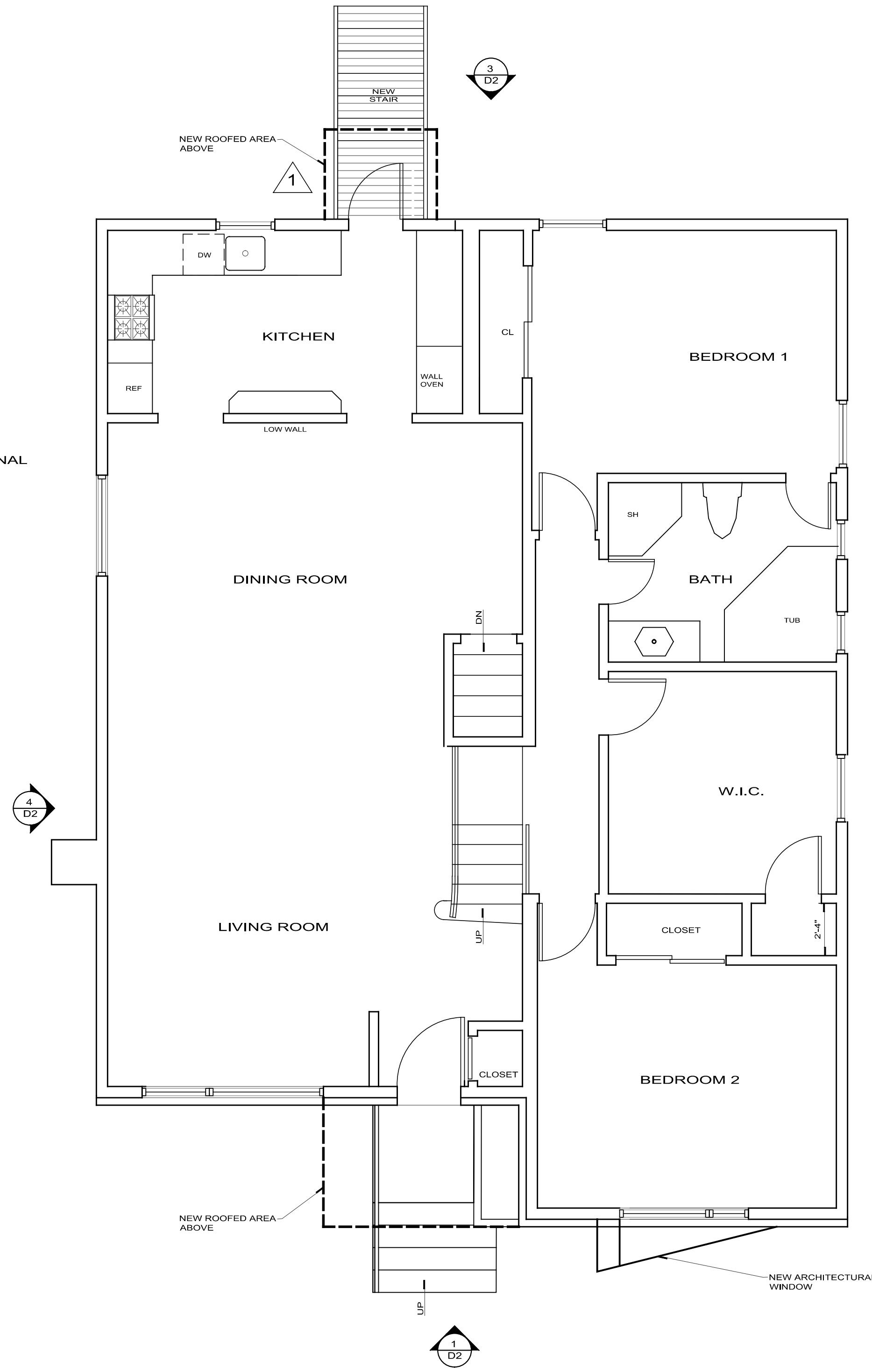
200' PROPERTY LIST
 FOR: 138 BROAD AVENUE LEONIA NJ BLOCK 1505 LOT 24
 MILLER, JACY & CONTI, MEL

Block:	1504	PHONE, PETER GERALD & DINA	07605
Lot:	24	130 BROAD AVE	
Qual:		LEONIA, NJ	
Block:	1508	VALLES, LAUREN	07605
Lot:	25	146 BROAD AVE	
Qual:		LEONIA, NJ	
Block:	1504	LEVINE, ANITA L	07605
Lot:	26	144 BROAD AVE	
Qual:		LEONIA, NJ	
Block:	1504	DEVINE, MICHAEL & DI SUN CHOI	07605
Lot:	27	203 AMES AVE	
Qual:		LEONIA, NJ	
Block:	1504	MURPHY, MICHAEL J & ROSE	07605-2001
Lot:	28	199 AMES AVE	
Qual:		LEONIA, NJ	
Block:	1504	SOHN, DAVID & ROSA	07605
Lot:	29	155 AMES AVE	
Qual:		LEONIA, NJ	
Block:	1505	HUANG, MEIYAN	07605
Lot:	18	192 AMES AVE	
Qual:		LEONIA, NJ	
Block:	1505	KOVACH, CRYSTAL J.	07605
Lot:	20	194 AMES AVE	
Qual:		LEONIA, NJ	
Block:	1505	RHEE, HON JU	07605
Lot:	21	200 AMES AVE	
Qual:		LEONIA, NJ	
Block:	1505	CHOI, MICHAEL & ELI	07605
Lot:	22	204 AMES AVE	
Qual:		LEONIA, NJ	
Block:	1505	LEE, YOUNGBIN & BANG Y.	07605
Lot:	23	130 BROAD AVE	
Qual:		LEONIA, NJ	
Block:	1505	RILEY, JOSEPH J. III & CAROL ANN	07605-2009
Lot:	26	201 MOORE AVE	
Qual:		LEONIA, NJ	
Block:	1505	MOON, HYE-JIN & ANN, SENO	07605
Lot:	27	199 MOORE AVE	
Qual:		LEONIA, NJ	
Block:	1505	MARTY, JOSE W. & DEBRA	07605
Lot:	28	195 MOORE AVE	
Qual:		LEONIA, NJ	
Block:	1505	DEEN, NICHOLAS F.	07605
Lot:	29	193 MOORE AVE	
Qual:		LEONIA, NJ	
Block:	1609	BRESCHIANI, CRAIG A. & ERIN M.	07605
Lot:	1	143 BROAD AVE	
Qual:		LEONIA, NJ	
Block:	1609	MCNEERTHY, DENNIS & FRANCES, MARRA	07605-2007
Lot:	2	322 SYLVAN AVE	
Qual:		LEONIA, NJ	
Block:	1609	YEH, JASMEEN CHRYTE	07605
Lot:	27	311 MOORE AVENUE	
Qual:		LEONIA, NJ	
Block:	1609	RODRIGUEZ, ALEXANDRO & HENRY, ELISE	07605-2030
Lot:	28	127 BROAD AVE	
Qual:		LEONIA, NJ	
Block:	1609	KIM, NEM JOO	07605
Lot:	29	131 BROAD AVE	
Qual:		LEONIA, NJ	
Block:	1609	BROOKA, MARGHERITA	07605-2030
Lot:	30	135 BROAD AVE	
Qual:		LEONIA, NJ	
Block:	1609	JUNG, YOUNG JONG & YOUNG OK	07605
Lot:	31	139 BROAD AVE	
Qual:		LEONIA, NJ	
Block:	1506	SWAIN, DAVID G. & CAROLE M.	07605-2010
Lot:	14	200 MOORE AVE	
Qual:		LEONIA, NJ	
Block:	1506	LEE, YU T. & YOO, EUN JOO	07605
Lot:	15	204 MOORE AVE	
Qual:		LEONIA, NJ	
Block:	1506	ETTERLE, ALI A. & SUZANNE BROFFMAN	07605
Lot:	16	206 MOORE AVENUE	
Qual:		LEONIA, NJ	
Block:	1506	KIM, HWAN H. & SOON EUN	07605-2010
Lot:	17	214 MOORE AVE	
Qual:		LEONIA, NJ	
Block:	1612	FERNANDEZ, ROSALEA	07605
Lot:	1	312 MOORE AVENUE	
Qual:		LEONIA, NJ	

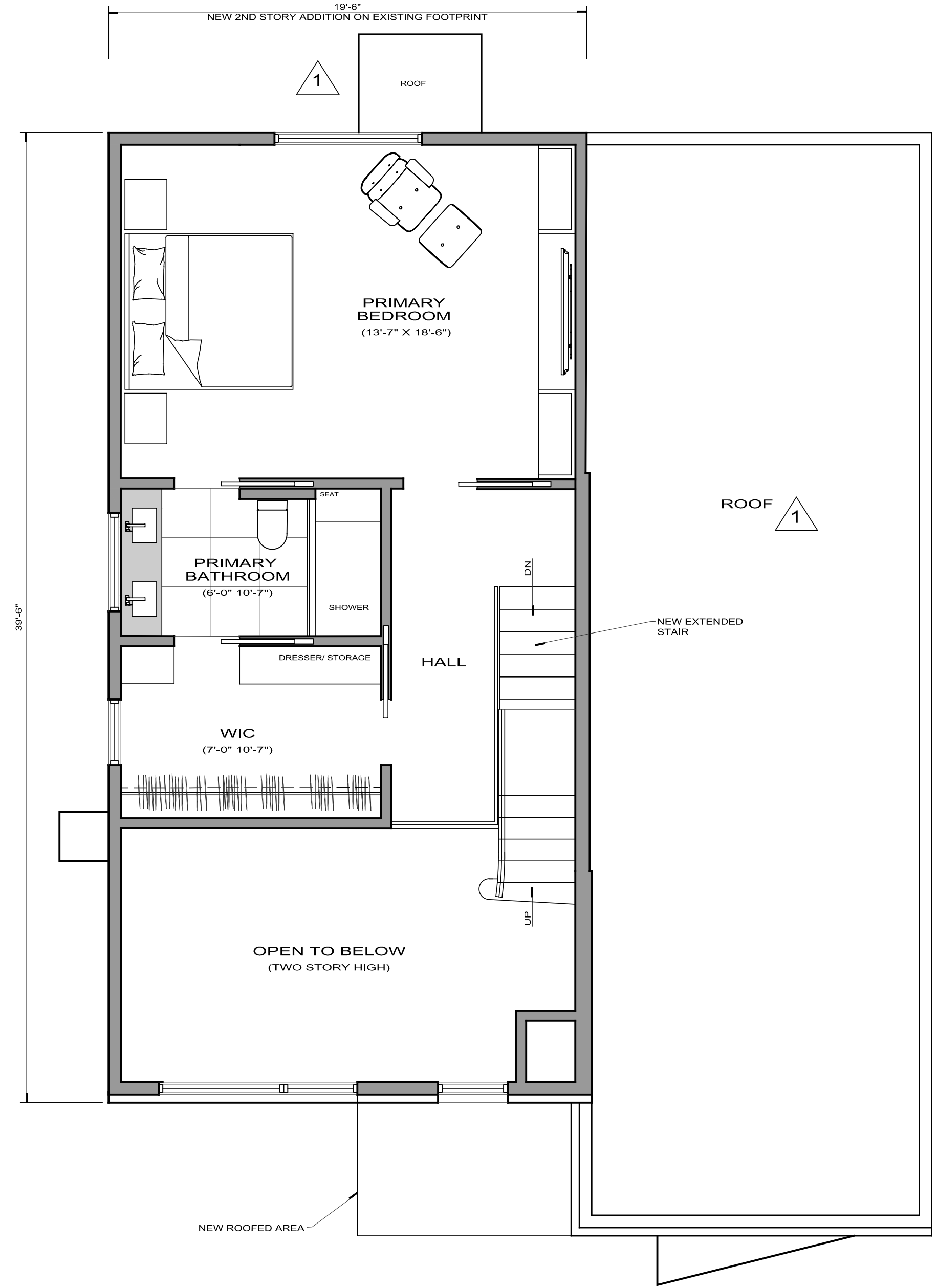
PROJECT: PROPOSED ADDITION/ PROFESSIONAL OFFICE
 CONTI RESIDENCE
 138 BROAD AVENUE
 LEONIA, NEW JERSEY 07605
 DRAWING TITLE: PLOT PLAN/ ZONING SUMMARY/ KEY PLAN
 200' PROPERTY LIST/ PROPOSED SIGNAGE
 SHEET NUMBER: SP1
 REVISION: 5/30/2024 UPDATE
 DATE: 5/20/2024 REVIEW
 SCALE: AS NOTED
 PROJECT: 344 BROAD AVENUE
 LEONIA, NEW JERSEY 07605
 TEL 201 461 5154
 PULICE / WILLIAMS ARCHITECTS
 2024
 C8541 - NJ



A EXISTING BASEMENT/
GRADE LEVEL FLOOR PLAN (1510 SF)
1/4" = 1'-0"



B EXISTING
FIRST / MID LEVEL FLOOR PLAN (1402 SF)
1/4" = 1'-0"



C PROPOSED NEW SECOND FLOOR PLAN (722 SF)
1/4" = 1'-0"

REVISION
 5-30-2024 UPDATE
 DATE
 5-21-2024 ZONING PERMIT
 DATE

PROJECT
 PROPOSED ADDITION/ PROFESSIONAL OFFICE
 CONTI RESIDENCE
 138 BROAD AVENUE
 LEONIA, NEW JERSEY 07605

PULICE / WILLIAMS ARCHITECTS

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

Robert Pulice
 C8541 - NJ

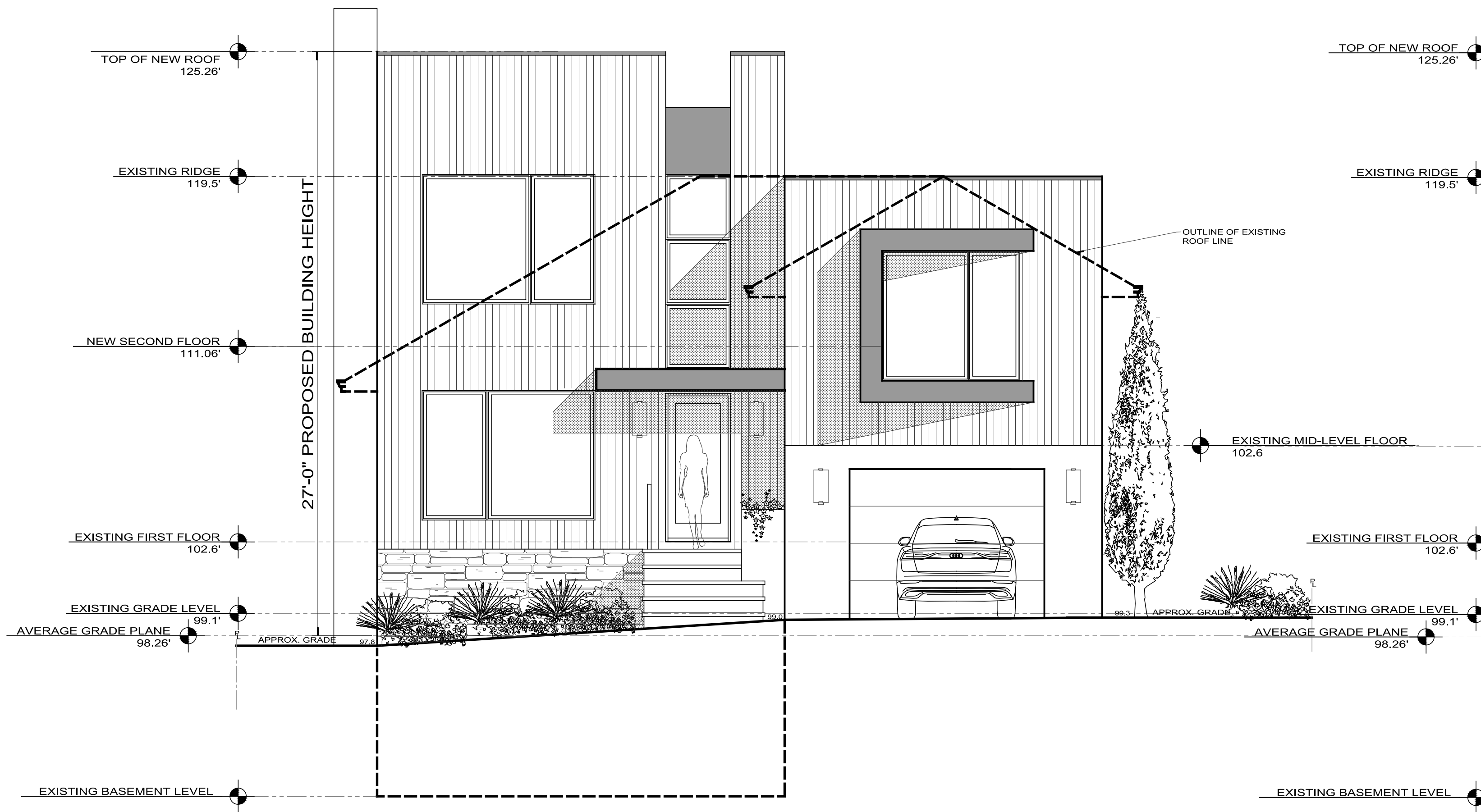
The Architect and the User shall design, construct, and maintain the project in accordance with the applicable laws, codes, and regulations. It is the responsibility of the Architect to ensure that the project complies with all applicable laws, codes, and regulations. The Architect shall not be responsible for any errors or omissions in this drawing or any other documents prepared by the Architect or its consultants. The Architect shall not be responsible for any errors or omissions in this drawing or any other documents prepared by the Architect or its consultants.

SHEET NUMBER

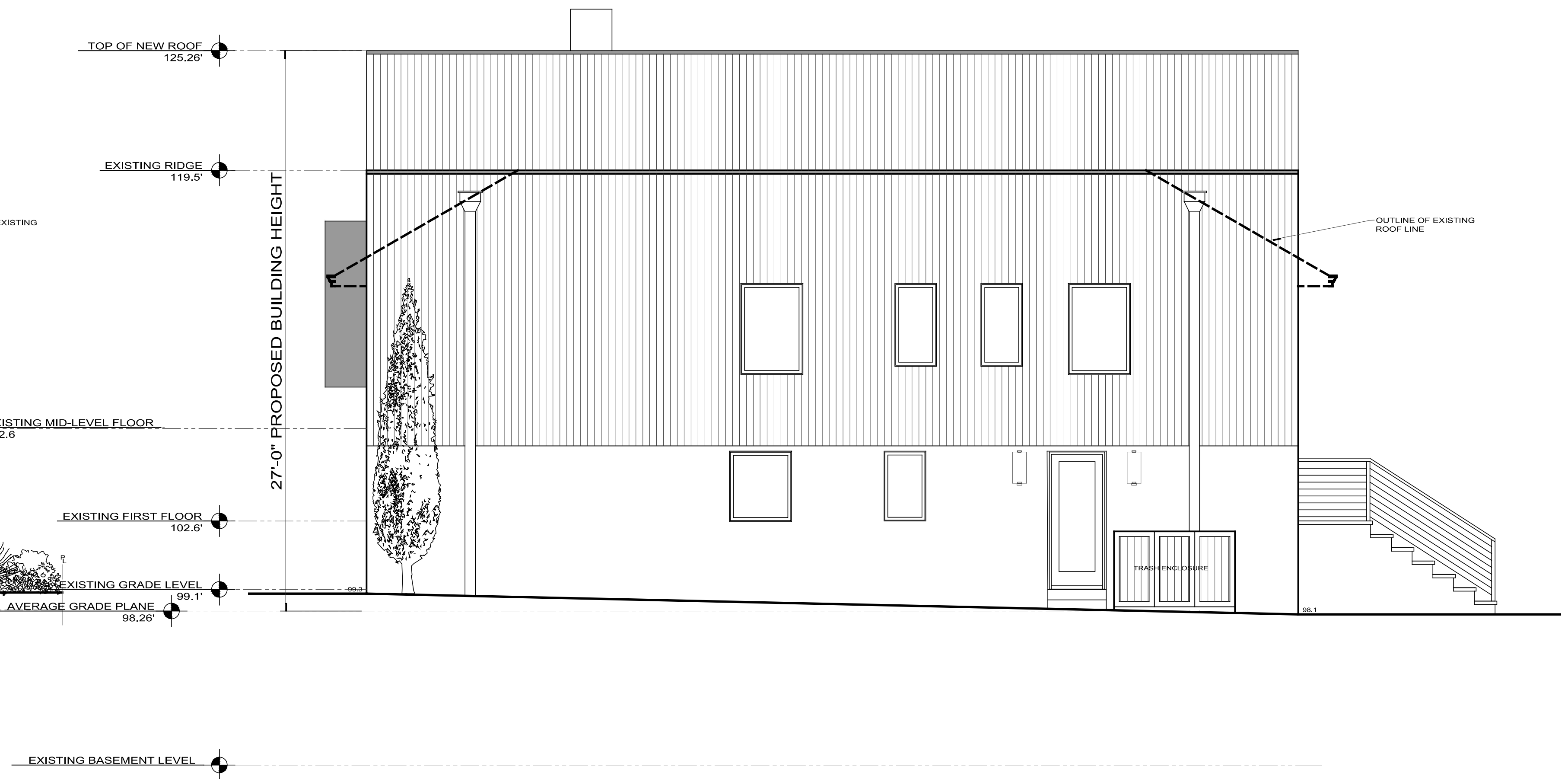
D1

SCALE
 AS NOTED

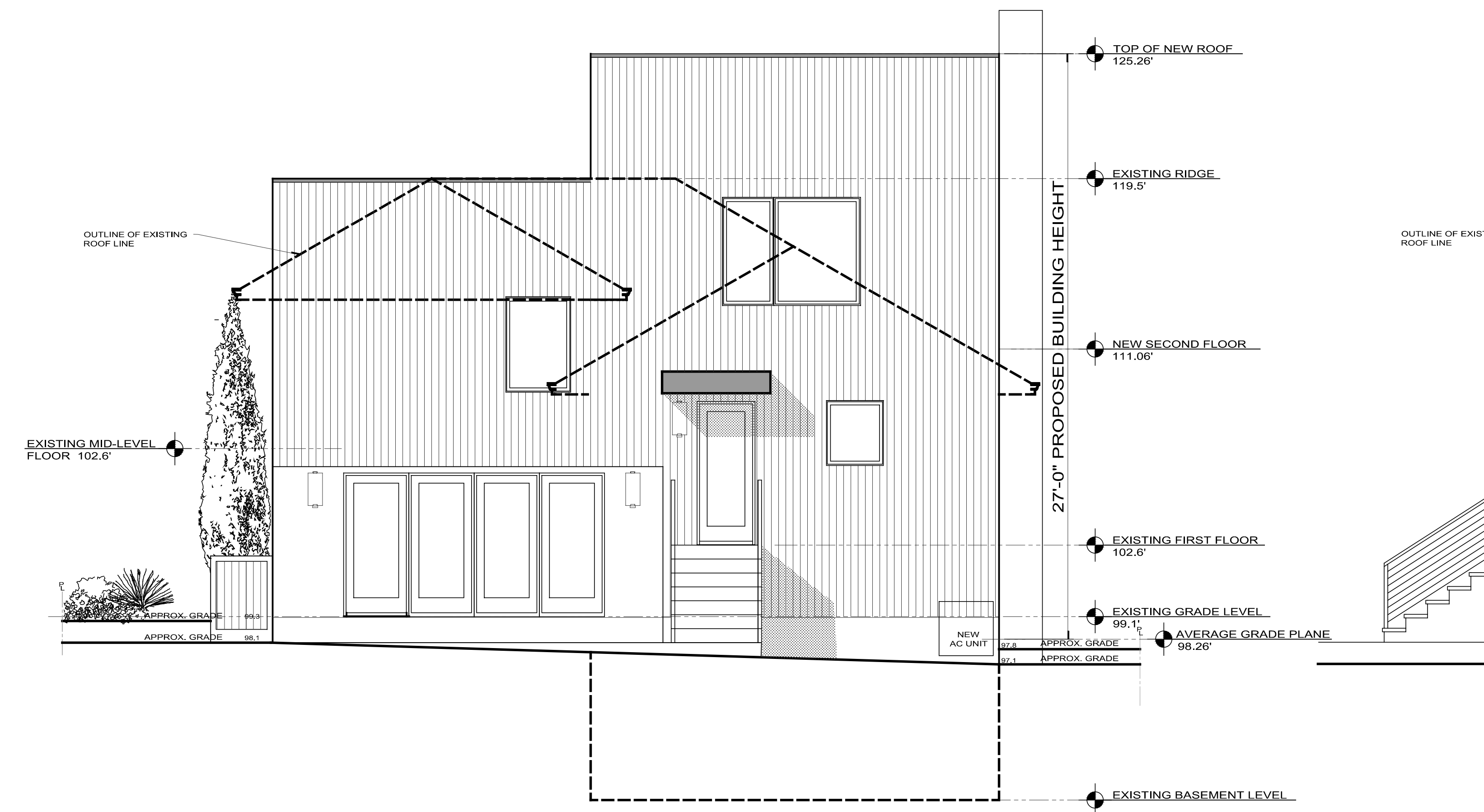
DRAWING TITLE
 EXISTING/ PROPOSED FLOOR PLANS



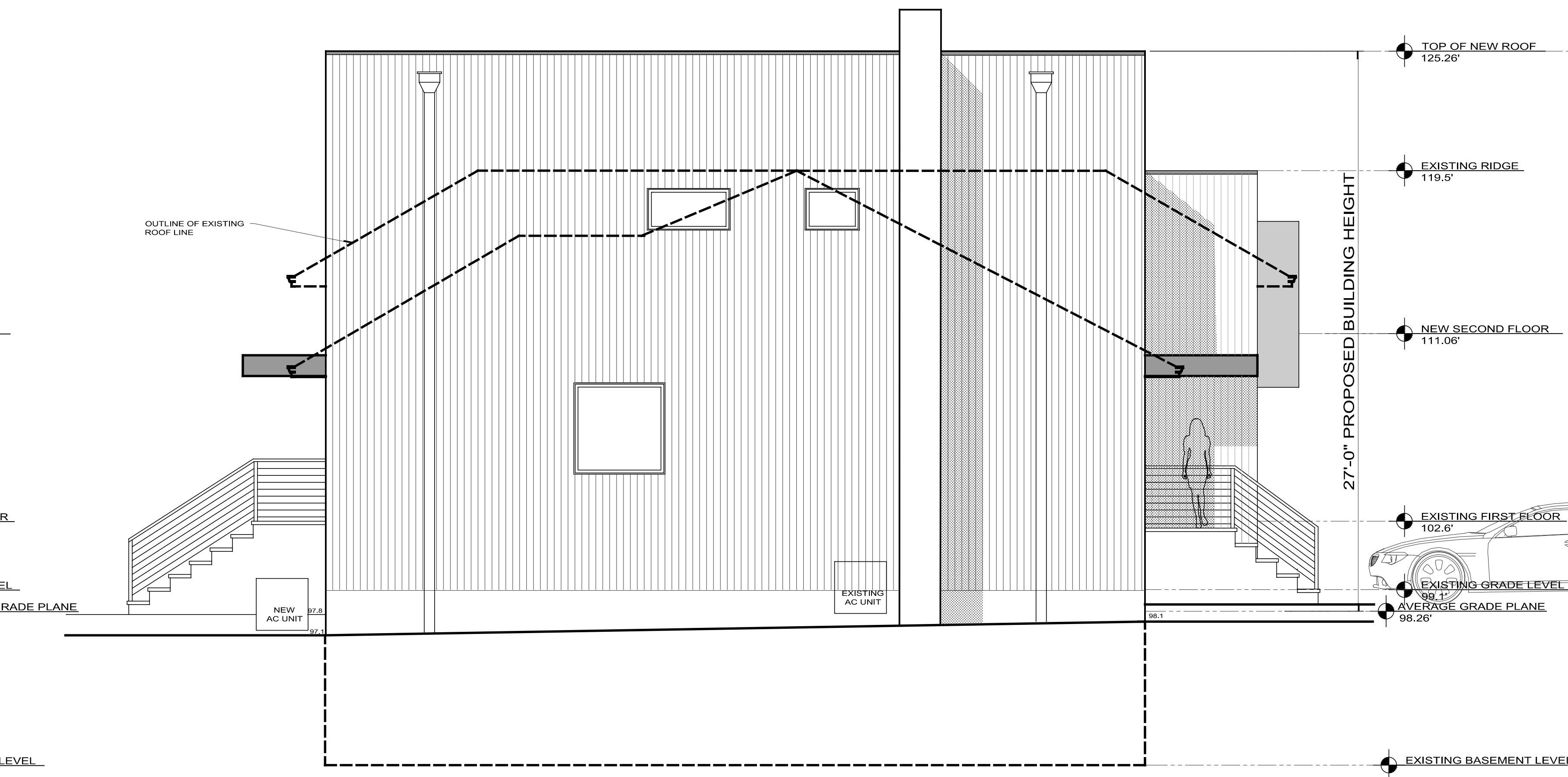
1 PROPOSED FRONT ELEVATION (BROAD AVENUE)
1/4" = 1'-0"



2 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



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



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

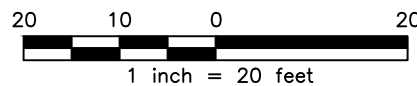
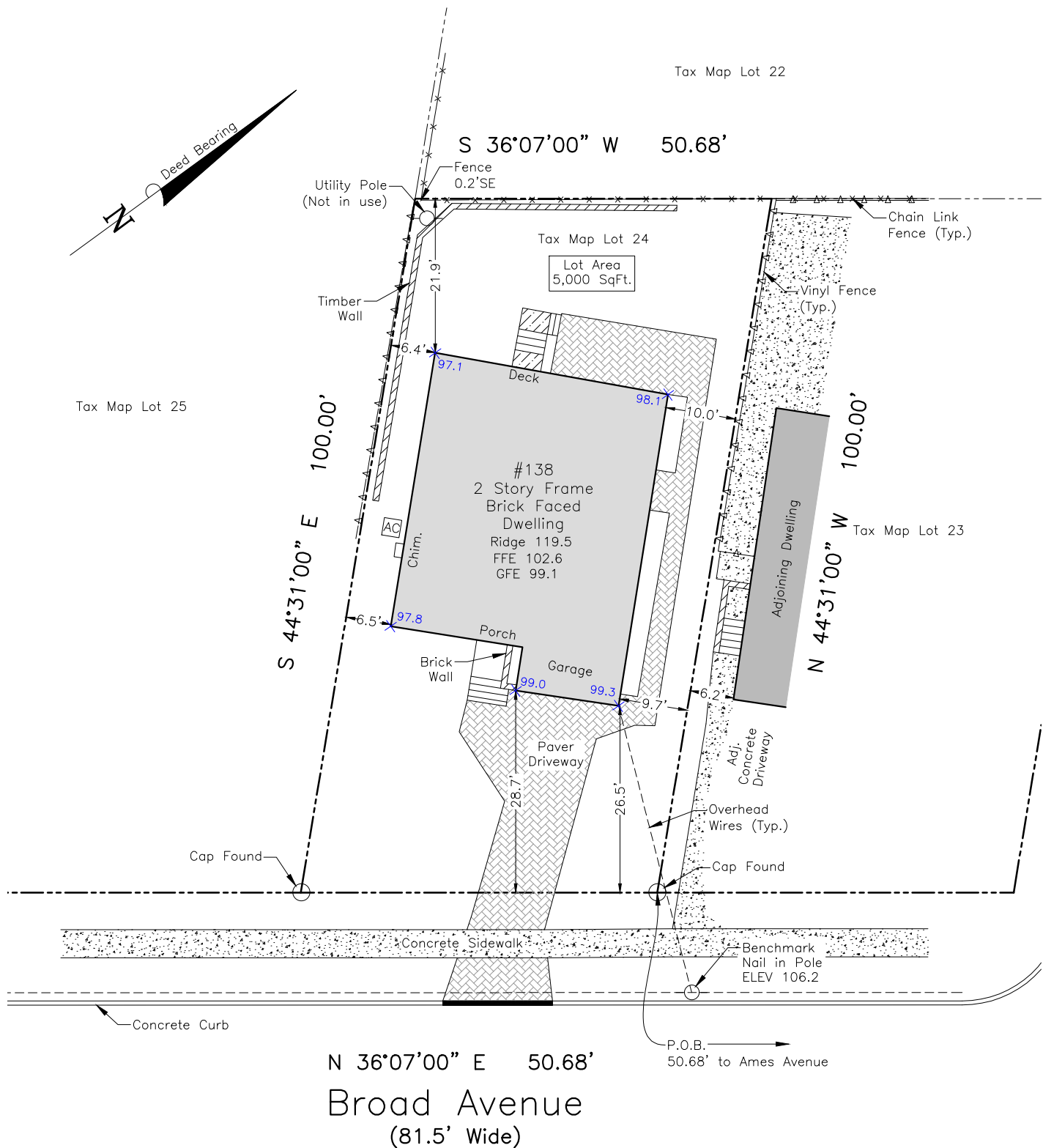
References:

1. KNOWN AND DESIGNATED as Lot 24 Block 1505 as shown on the current Tax Assessment Map, Borough of Leonia, Bergen County, New Jersey.
2. Deed Book 8833 Page 233

Notes:

1. This survey is for title purpose only.
2. Only surface conditions are shown on this map. The surveyor takes no responsibility for buried pipes, wires, wells, and other utilities.
3. Property subject to easements and restrictions of record and findings of a current title report.
4. Any setback lines shown are per Filed Map or Deed and are subject to change by municipality or other governmental authority.
5. Elevations are based on an assumed datum.

Impervious Coverage	Square Feet	% of Total
House	1410	28.2%
Pavers	752	15.0%
Porch/Deck	80	1.6%
Walls	68	1.4%
AC	6	0.1%
Total Impervious		2316
Lot Area		5000
Percent Impervious		46.32%



This Survey is certified to:
Mel Conti



49 Sullivan Street
Westwood, NJ 07675
Phone: (201) 403-5801
www.schmidtsurveying.weebly.com
Certificate of Authorization No. 24GA28182800

Andrew A. Schmidt

NJ Professional
Land Surveyor
No. 24GS04330100

Boundary Survey
Tax Lot 24 - Block 1505
138 Broad Avenue
Borough of Leonia
Bergen County, New Jersey

Drawn: JTC	Checked: AS	Date: 5-8-24	Scale: 1" = 20'
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