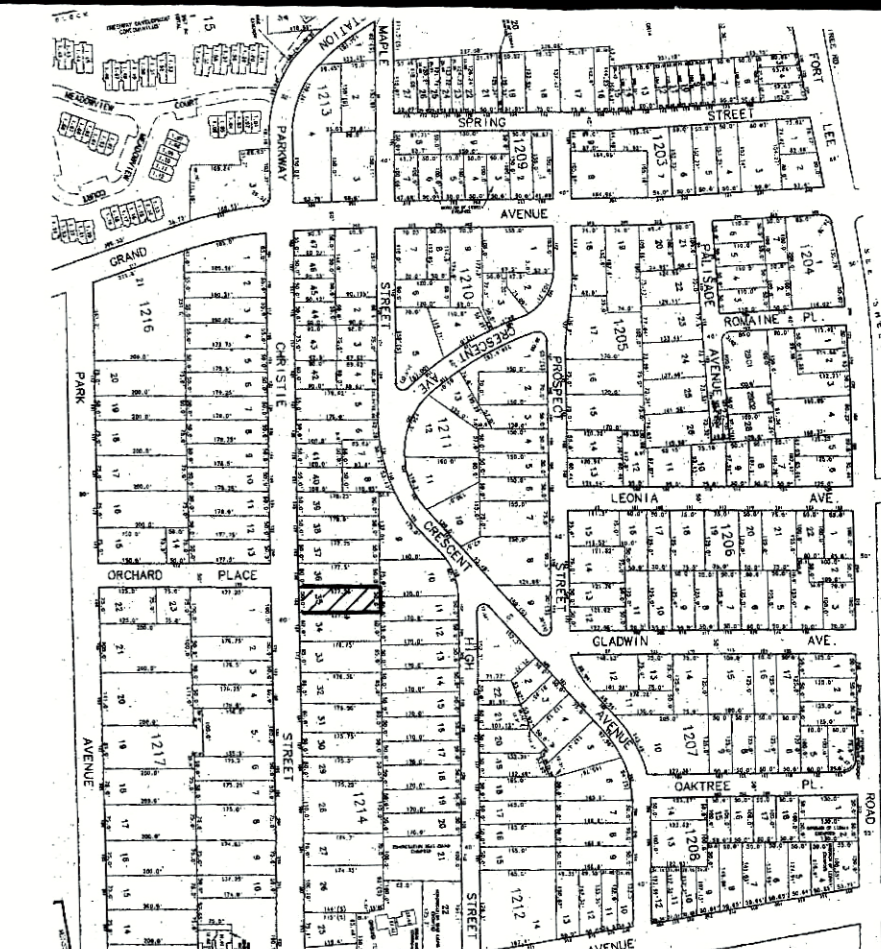
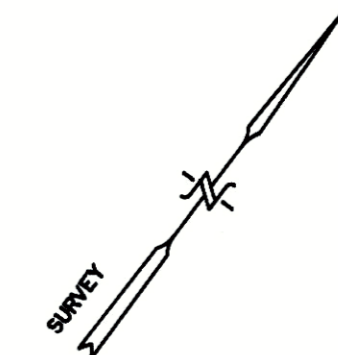
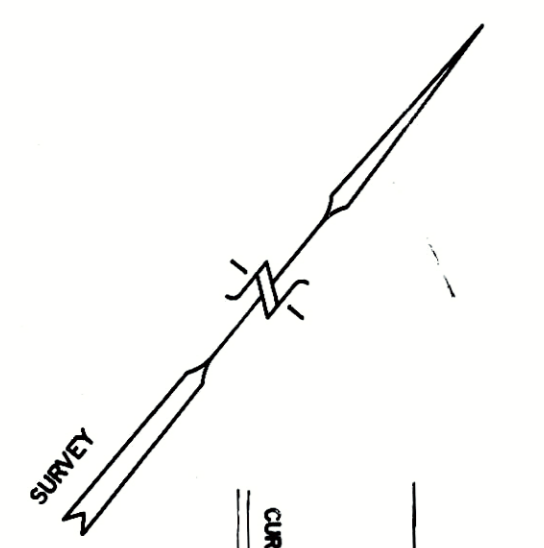


GRAND AVENUE

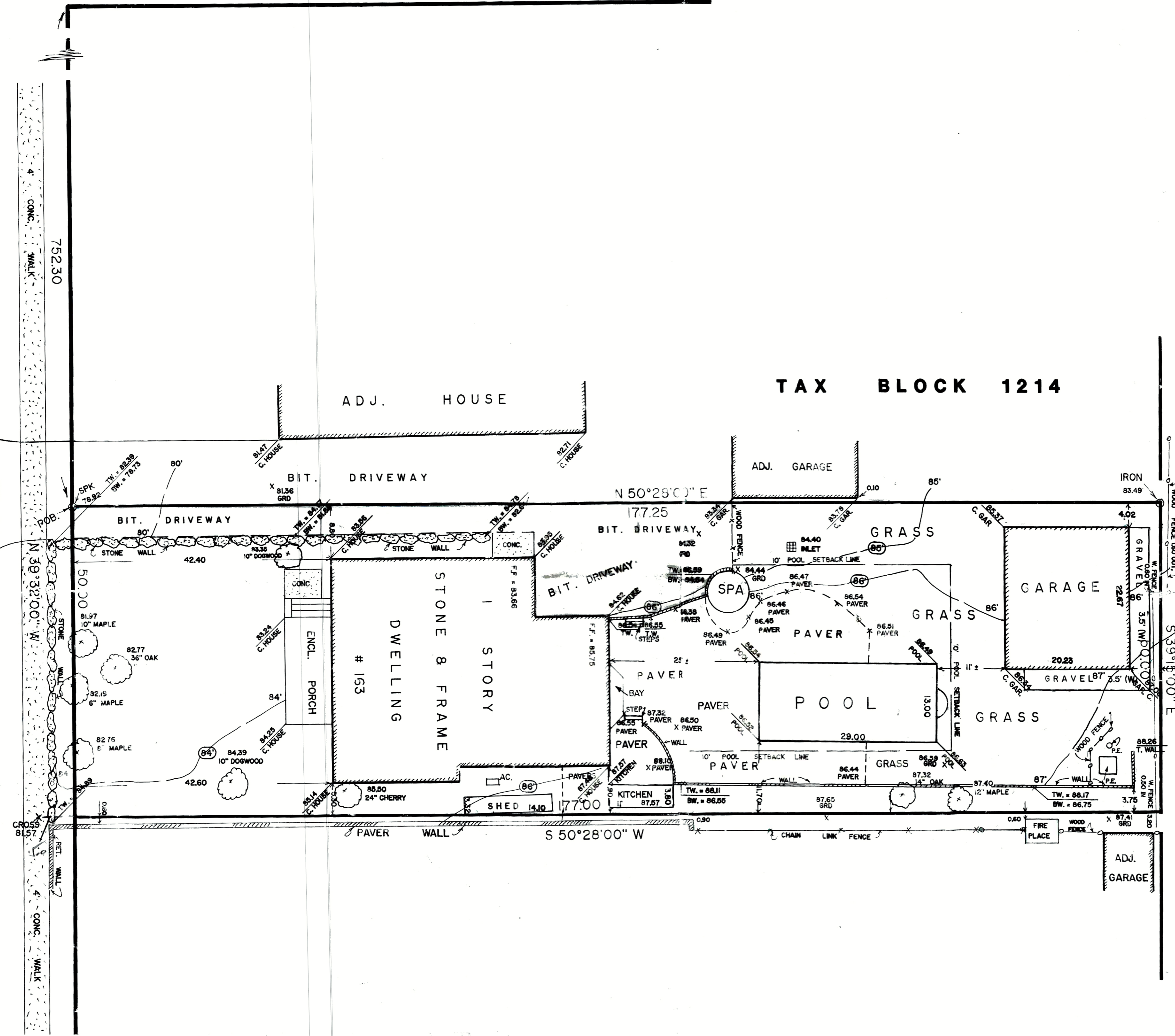


KEY MAP 1" = 400'



CHRISTIE STREET

STREET



**LOT COVERAGE CALCULATION**

LOT AREA = 8,856 SQ. FT. = .20 ACRES.

BIT DRIVEWAY = 924 SF.

CONC. LANDING + STEPS = 50 SF.

BUILDING + ENC. PORCH = 1,579 SF.

CONCRETE PLAT. = 26 SF.

GARAGE = 459 SF.

POOL = 377 SF.

SPA = 38 SF.

PAVER PATIO = 1,022 SF.

AC = 3 SF.

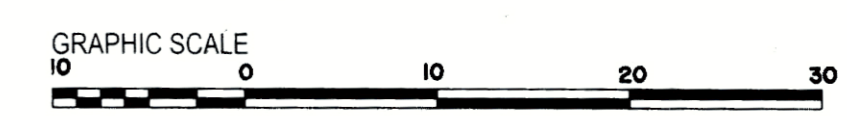
TOTAL IMPROVED COVERAGE = 4,478 SF.

IMPROVED LOT COVERAGE = 4,478 SF ÷ 8,856 SF X 100% = 50.56% < 65%

BLDG + GARAGE COVERAGE = 2,038 SF ÷ 8,856 SF X 100% = 23.01% < 25%

NOTE: 65% MAX. LOT COVERAGE AS OF 6/15/2015

OWNER OF RECORD: COSTANZO, PETER & LEONORA TONUZI  
163 CHRISTIE ST.,  
LEONIA, NJ 07605



**FINAL AS - BUILT SURVEY FOR POOL**

OF LOT 35 IN BLOCK 1214  
ON THE TAX MAP OF THE  
**BOROUGH OF LEONIA**  
**BERGEN COUNTY, NEW JERSEY**

SCALE: 1" = 10'

DATE: 05/28/2021	REV. 06/02/2021	REV. 09/10/2021
	REV. 06/01/2024	

*Steven L. Koestner*  
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