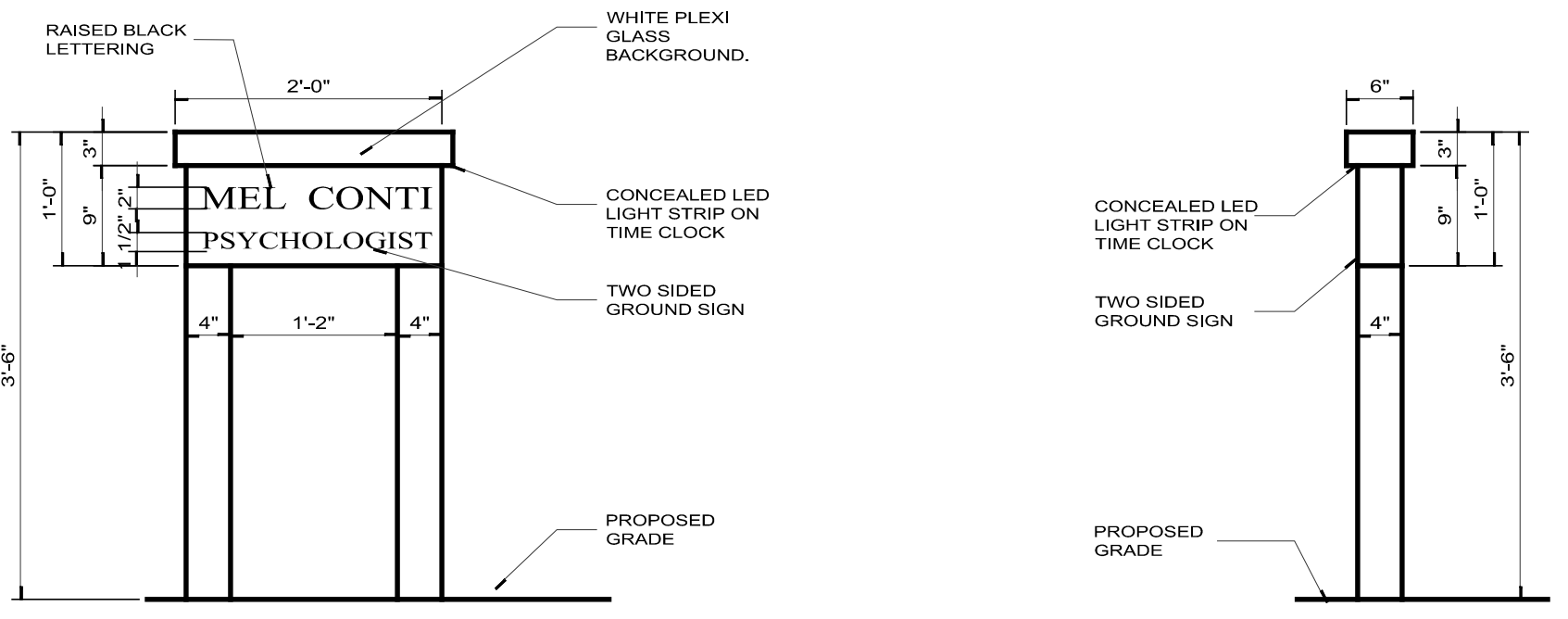


PLOT PLAN PREPARED WITH INFORMATION TAKEN FROM PROPERTY SURVEY LOT 24 BLOCK 1505, 138 BROAD AVENUE NEW JERSEY PERFORMED BY SCHMIDT SURVEYING 49 SULLIVAN STREET, WESTWOOD, NEW JERSEY DATED MAY 8, 2024.

**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	2 STORY/ 26.0 FT
FRONT YARD	25 FEET MIN.	26.5 FT	26.5 FT
REAR YARD	25 FEET MIN.	21.9 FT (*)	22.6 FT (*)
SIDE YARD	10 FEET MIN.	6.4 FT (*)	10 FT
COMBINED SIDE YARDS	40% (20.2 FEET)	16.1 FT (*)	19.7 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 APPROVAL FOR A GROUND SIGN IN FRONT YARD. TWO SIDED 2 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.

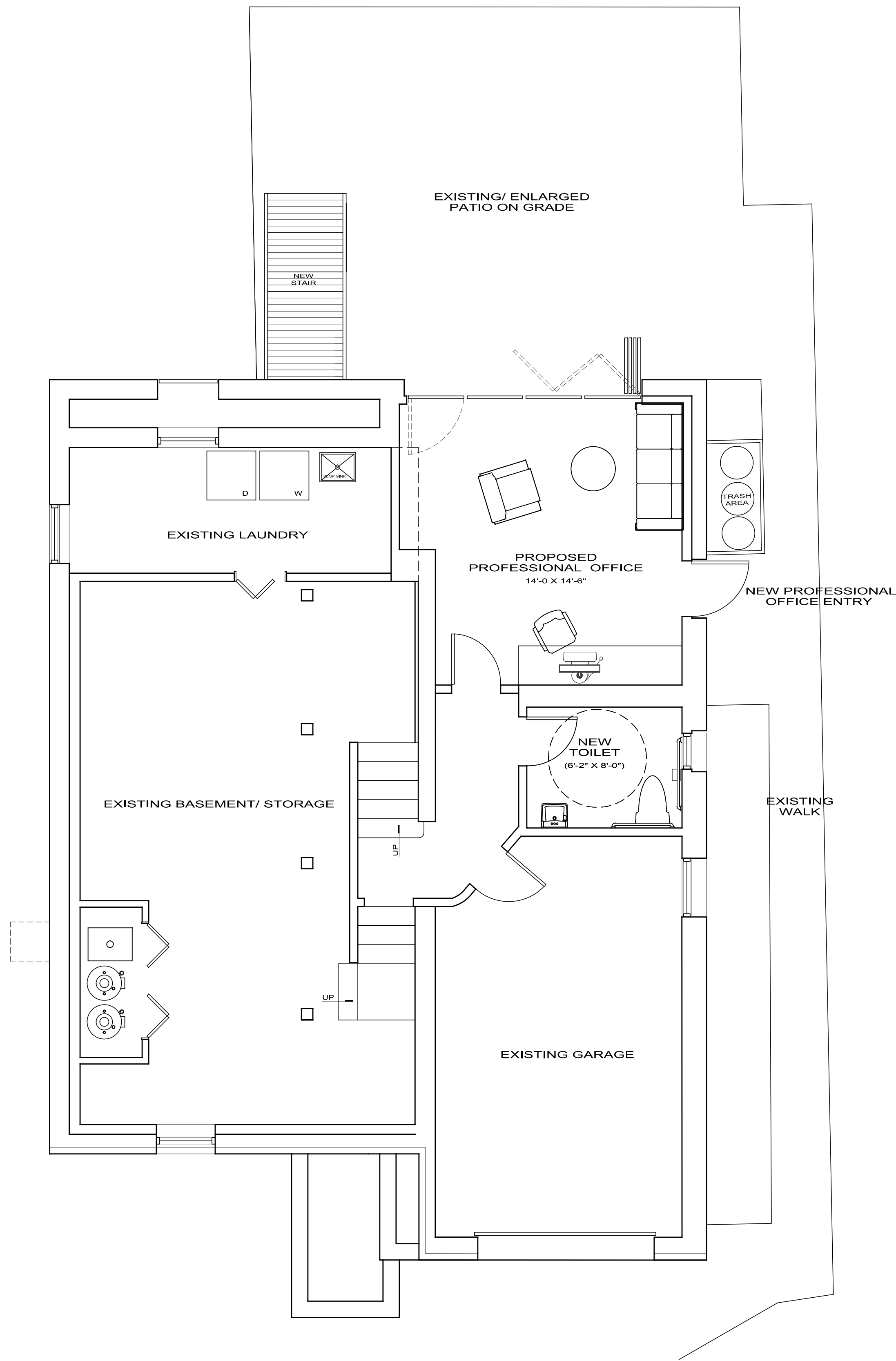
PARKING REQUIRED 3 SPACES  
PARKING PROPOSED 3 SPACES

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.

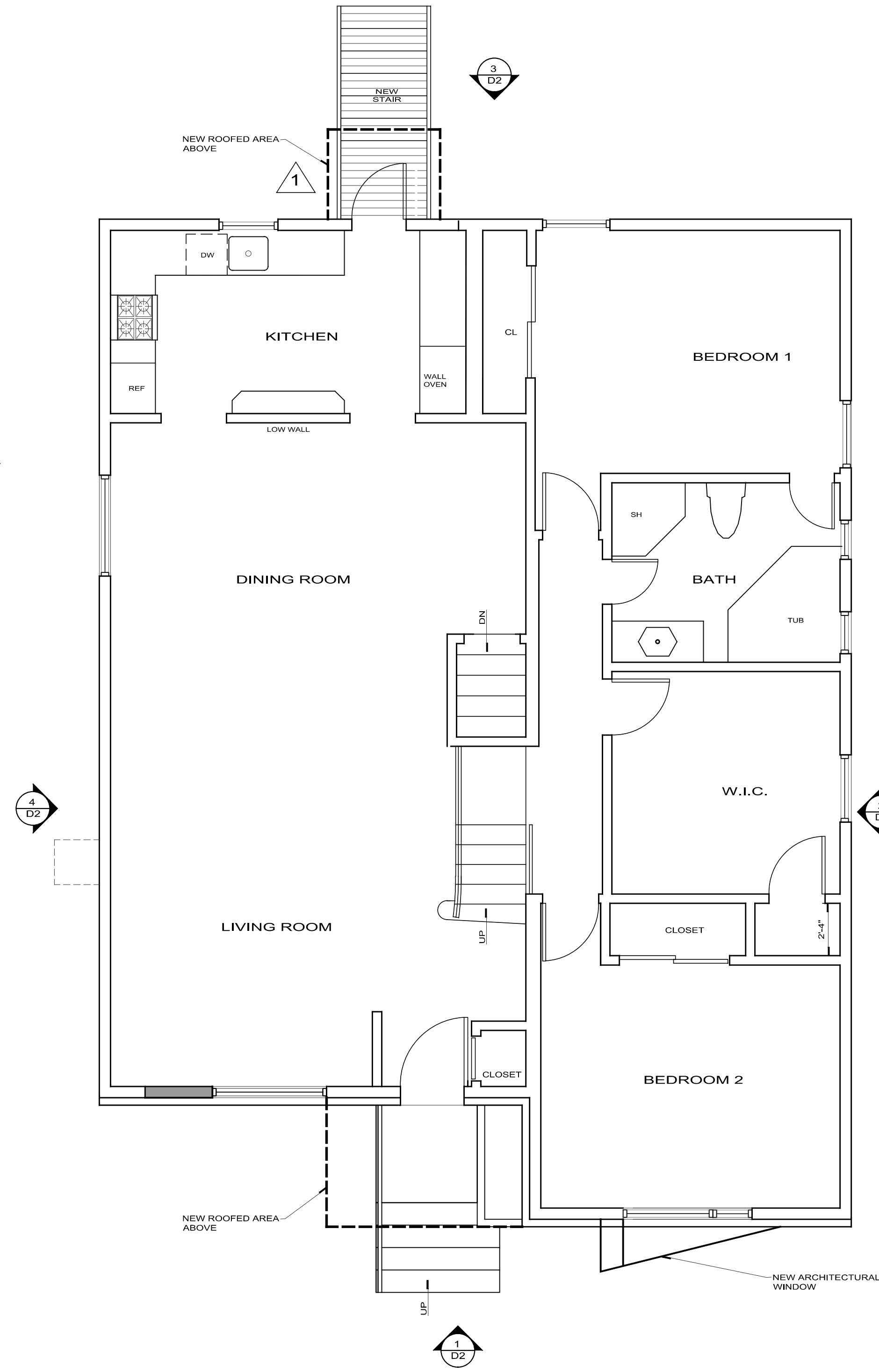
**200' PROPERTY LIST**  
FOR: 138 BROAD AVENUE LEONIA NJ BLOCK 1505 LOT 24 MILLER, JACY & CONTI, MEL

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	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	MC CARTHY, DENNIS & FRANCES, MARRA	07605-2027
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	BRODIA, 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, HAN 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	

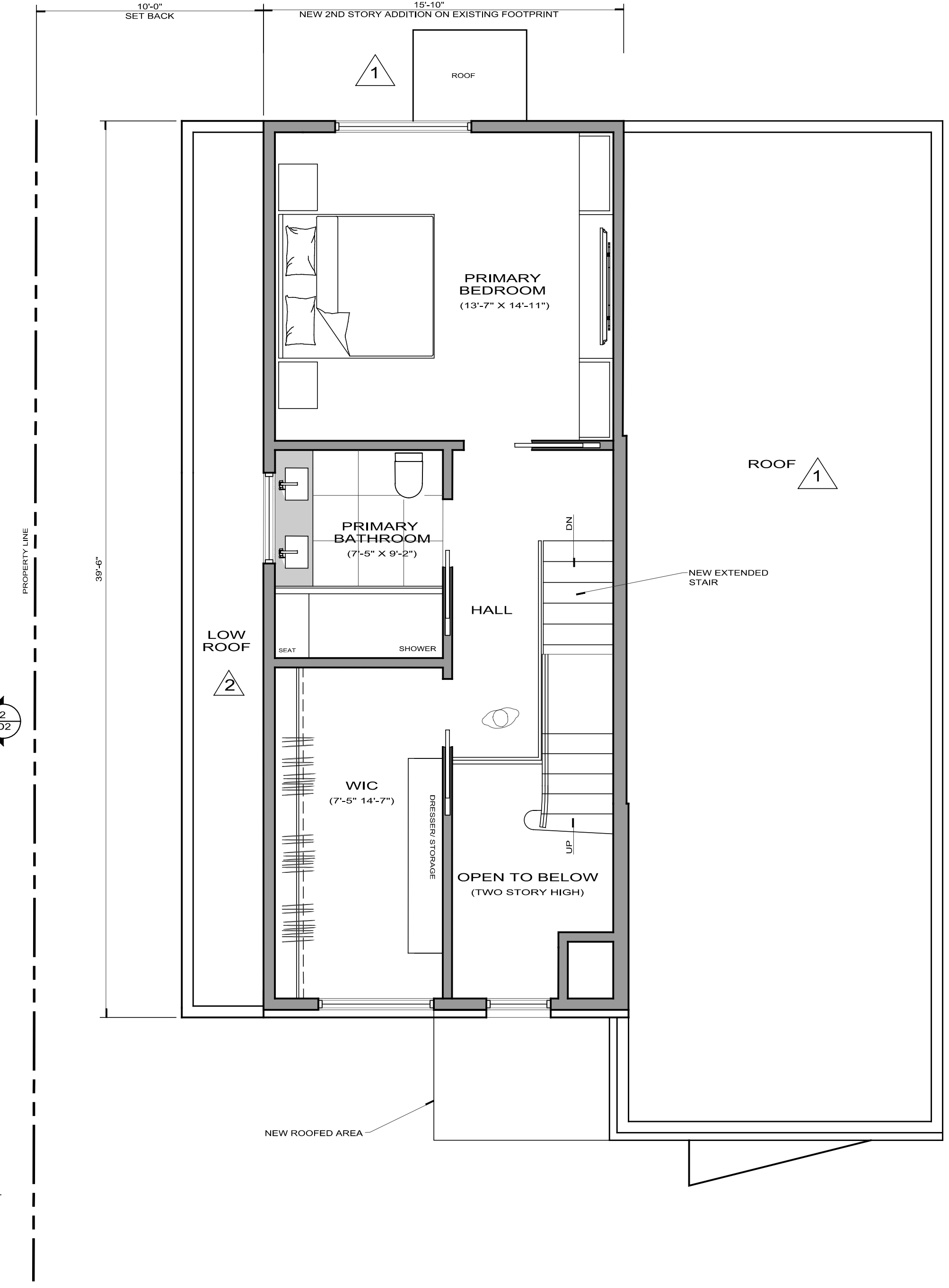
PROJECT: PROPOSED ADDITION/ PROFESSIONAL OFFICE  
 CONTI RESIDENCE  
 138 BROAD AVENUE  
 LEONIA, NEW JERSEY 07605  
 DRAWING TITLE: PLOT PLAN/ ZONING SUMMARY/ KEY PLAN  
 200' PROPERTY LIST/ PROPOSED SIGNAGE  
 SHEET NUMBER: SP1  
 REVISION: 7/10/2024 RE-DESIGN  
 6/30/2024 UPDATE  
 DATE: 5/20/2024 REVIEW  
 SCALE: AS NOTED  
 PROJECT: 344 BROAD AVENUE  
 LEONIA, NEW JERSEY 07605  
 TEL 201 461 5154  
 POLICE / WILLIAMS ARCHITECTS  
 DRAWING TITLE: PLOT PLAN/ ZONING SUMMARY/ KEY PLAN  
 200' PROPERTY LIST/ PROPOSED SIGNAGE  
 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 (629 SF)  
1/4" = 1'-0"

REVISION	DATE	DESCRIPTION
1	7.10.2024	RE-DESIGN
2	5.30.2024	UPDATE
3	5.21.2024	ZONING PERMIT

SHEET NUMBER

**D1**

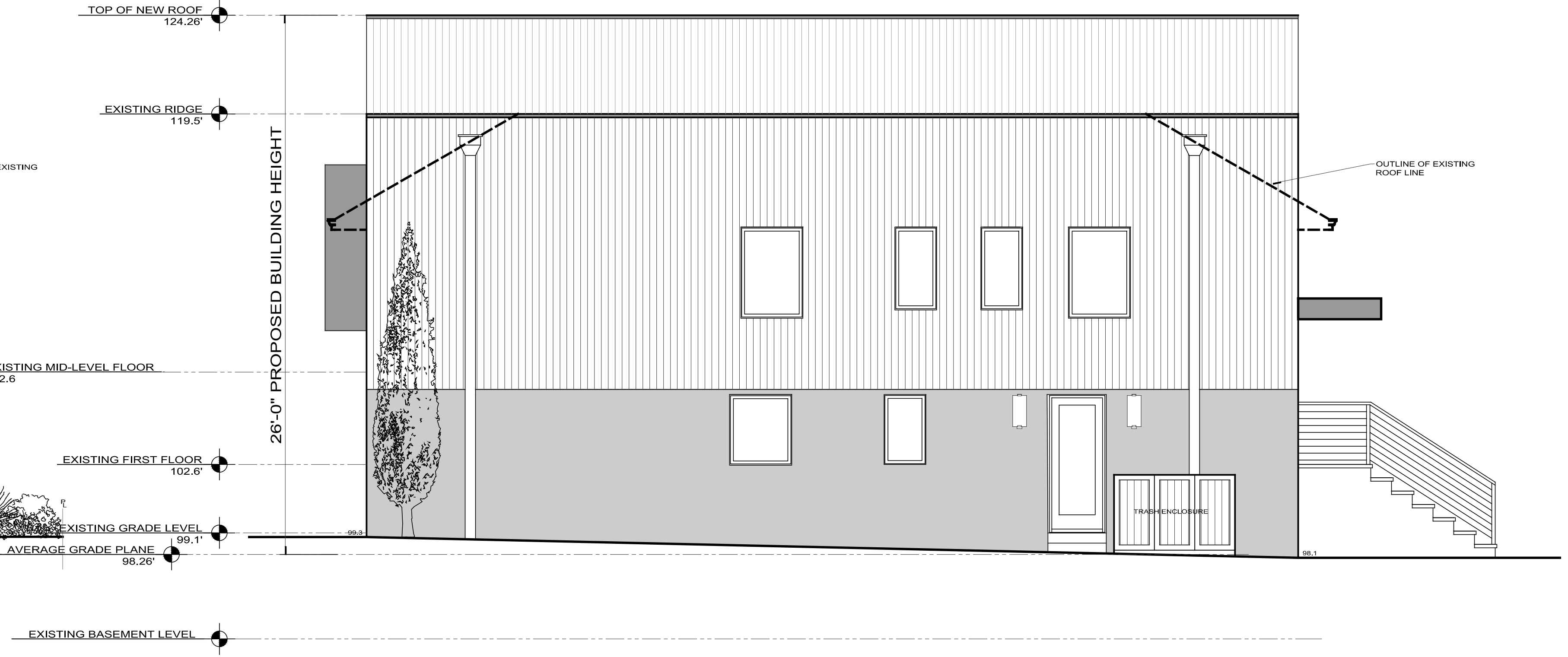
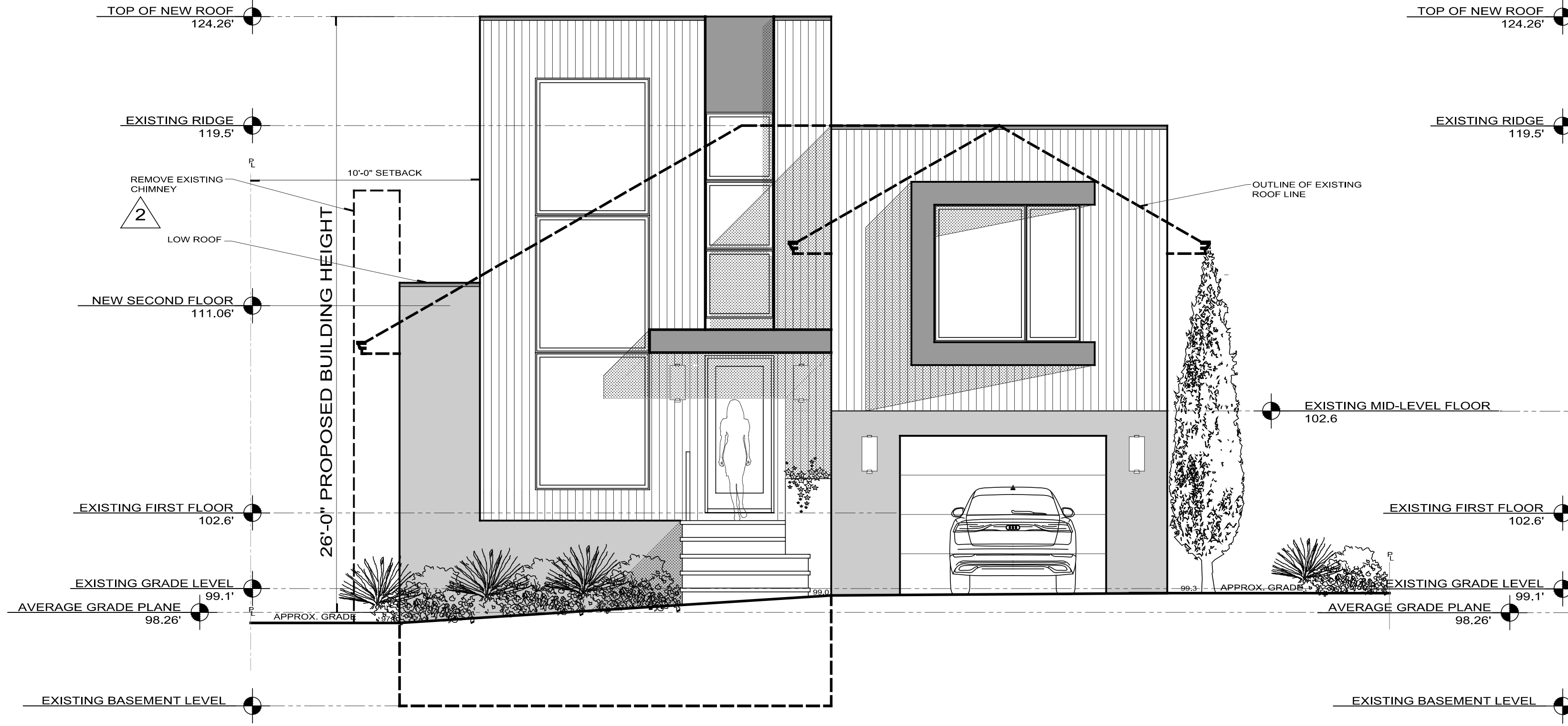
PROJECT  
PROPOSED ADDITION/ PROFESSIONAL OFFICE  
CONTI RESIDENCE  
138 BROAD AVENUE  
LEONIA, NEW JERSEY 07605

PULICE / WILLIAMS ARCHITECTS

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

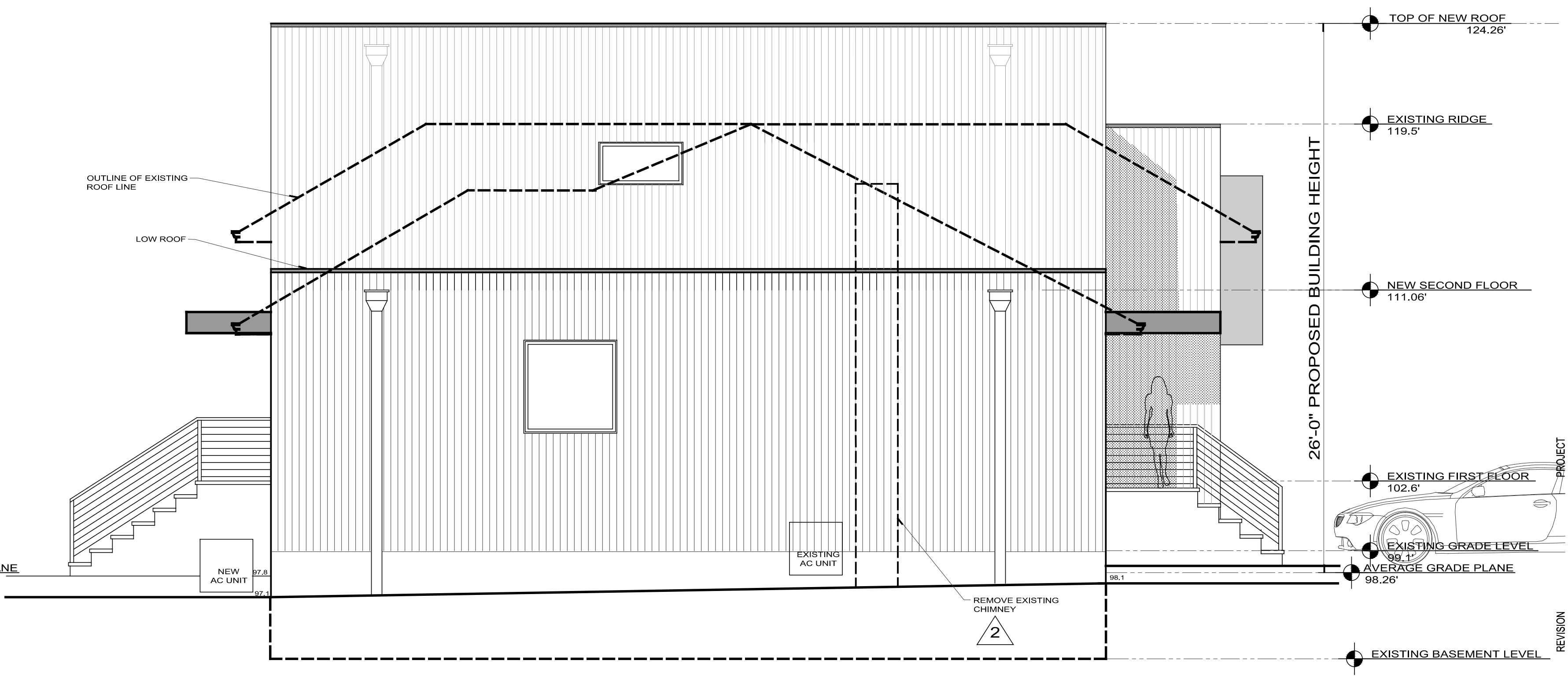
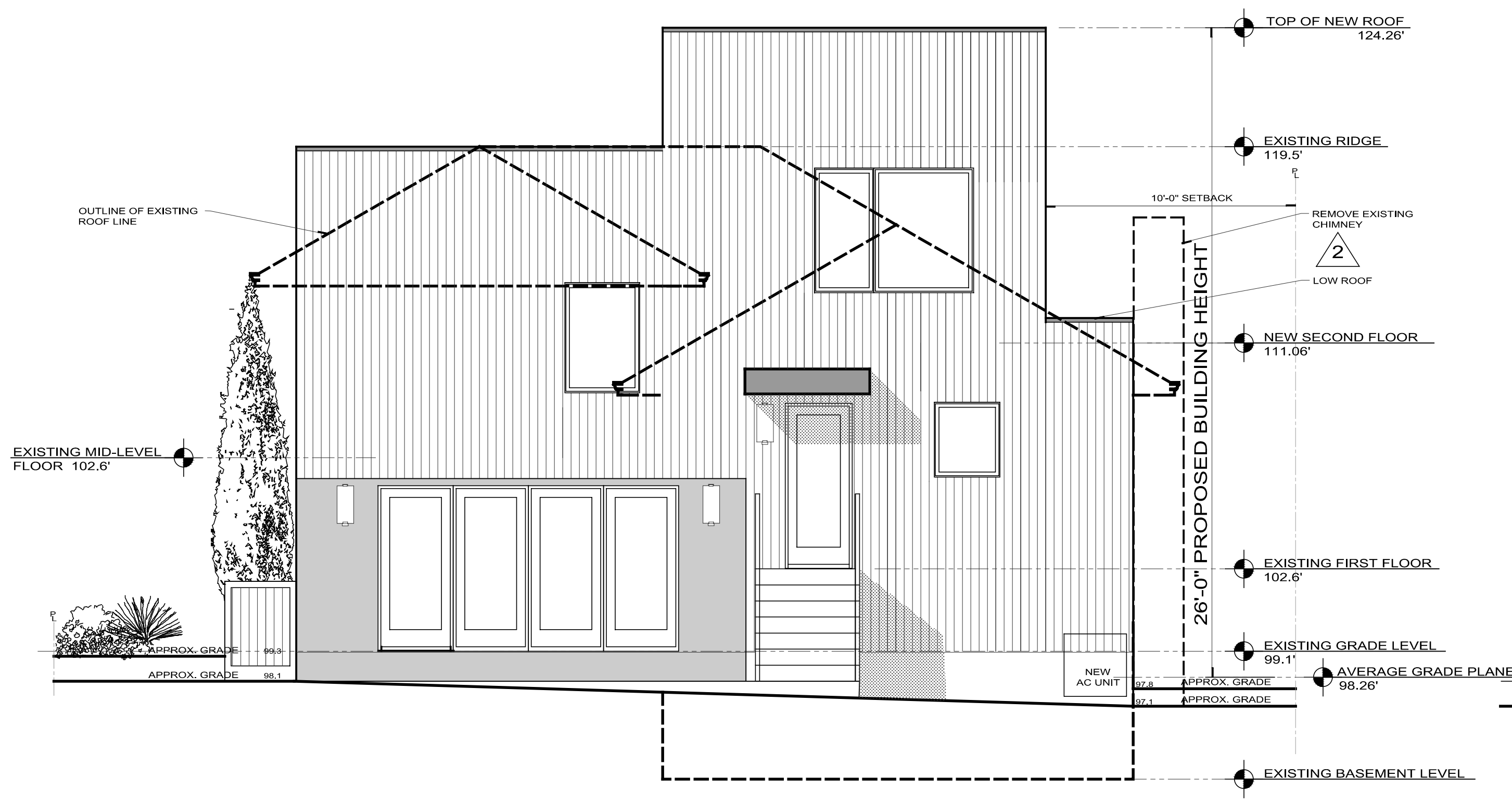
The Architect and the Client have agreed to proceed with the project on the basis of the information provided in the drawings. The Architect and the Client agree that the drawings are to be used in whole or in part for the project without the written authorization of the Architect. PULICE / WILLIAMS ARCHITECTS, INC. is not responsible for any errors or omissions in the drawings.

*[Signature]*  
C8541 - NJ



**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"