

**ZONING SUMMARY**

LEONIA CODE ARTICLE IV A3 DISTRICTS  
290-8 AREA, YARD & BUILDING REQUIREMENTS  
BLOCK 1205 LOT 13

REQUIREMENT	ALLOWED	EXISTING	PROPOSED
BUILDING HEIGHT	2 1/2 STORIES/ 35 FEET	2 1/2 STORY/ 32 FT	2 1/2 STORY/ 32 FT
FRONT YARD (1) PROSPECT STREET	25 FEET	25 FT	25 FT
FRONT YARD (2) LEONIA AVENUE	25 FEET	14.4 FT (ENC)	14.4 FT (V)
REAR YARD	25 FEET	43 FT +/-	36 FT
SIDE YARD	10 FEET	5.4 FT (ENC)	5.4 FT (ENC)
MINIMUM LOT AREA	5000 SF	7309 SF	7309 SF
MINIMUM LOT WIDTH	50 FEET	60.44 FT	60.44 FT
BUILDING COVERAGE	25%	26% (1897 SF) (ENC)	30.3% (2214.5 SF) (V)
IMPERVIOUS COVERAGE	25%	1529 SF (21%)	1293 SF (17.7%)
TOTAL LOT COVERAGE	50%	47% (3426 SF)	48% (3507.5 SF)
MINIMUM LOT DEPTH	100 FT	121.14 FT	121.14 FT

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

**EXISTING BUILDING AREA**

DWELLING	1400 SF (FIRST FLOOR)
COVERED FRONT PORCH	156 SF
GARAGE	341 SF
	1897 SF/ 7309 SF 26%

**EXISTING IMPERVIOUS**

FRONT WALK	149 SF
OPEN FRONT PORCH	102 SF
PATIO PAVERS/BILCO HATCH	740 SF
DRIVEWAY	538 SF
	1529 SF/ 7309 SF= 21%

**PROPOSED BUILDING AREA**

EXISTING DWELLING (FIRST FLOOR)	1400 SF
EXISTING COVERED FRONT PORCH	156 SF
EXISTING GARAGE	341 SF
NEW ONE STORY ADDITION	175 SF
NEW COVERED REAR PORCH	142.5 SF
	2214.5 SF/ 7309 SF 30.3%

**PROPOSED IMPERVIOUS**

EXISTING FRONT WALK	149 SF
OPEN FRONT PORCH	102 SF
EXISTING DRIVEWAY PAVERS	538 SF
MODIFIED PATIO PAVERS	504 SF
	1293 SF/ 7309 SF 17.7%

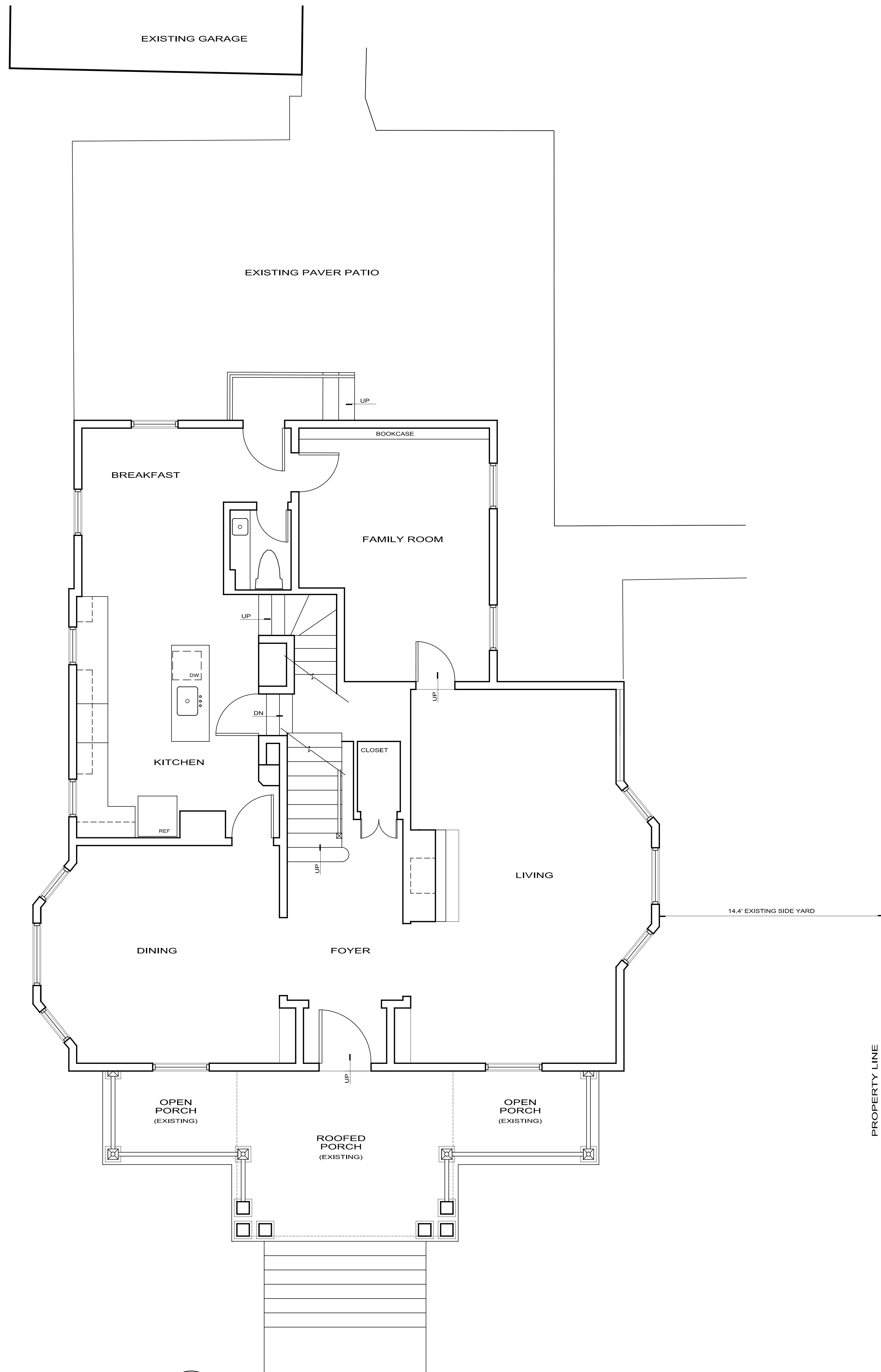
PLOT PLAN PREPARED WITH INFORMATION TAKEN FROM PROPERTY SURVEY LOT 13 BLOCK 1205, 149 PROSPECT STREET NEW JERSEY PERFORMED BY SCHMIDT SURVEYING 49 SULLIVAN STREET NEW JERSEY DATED APRIL 13, 2023.

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

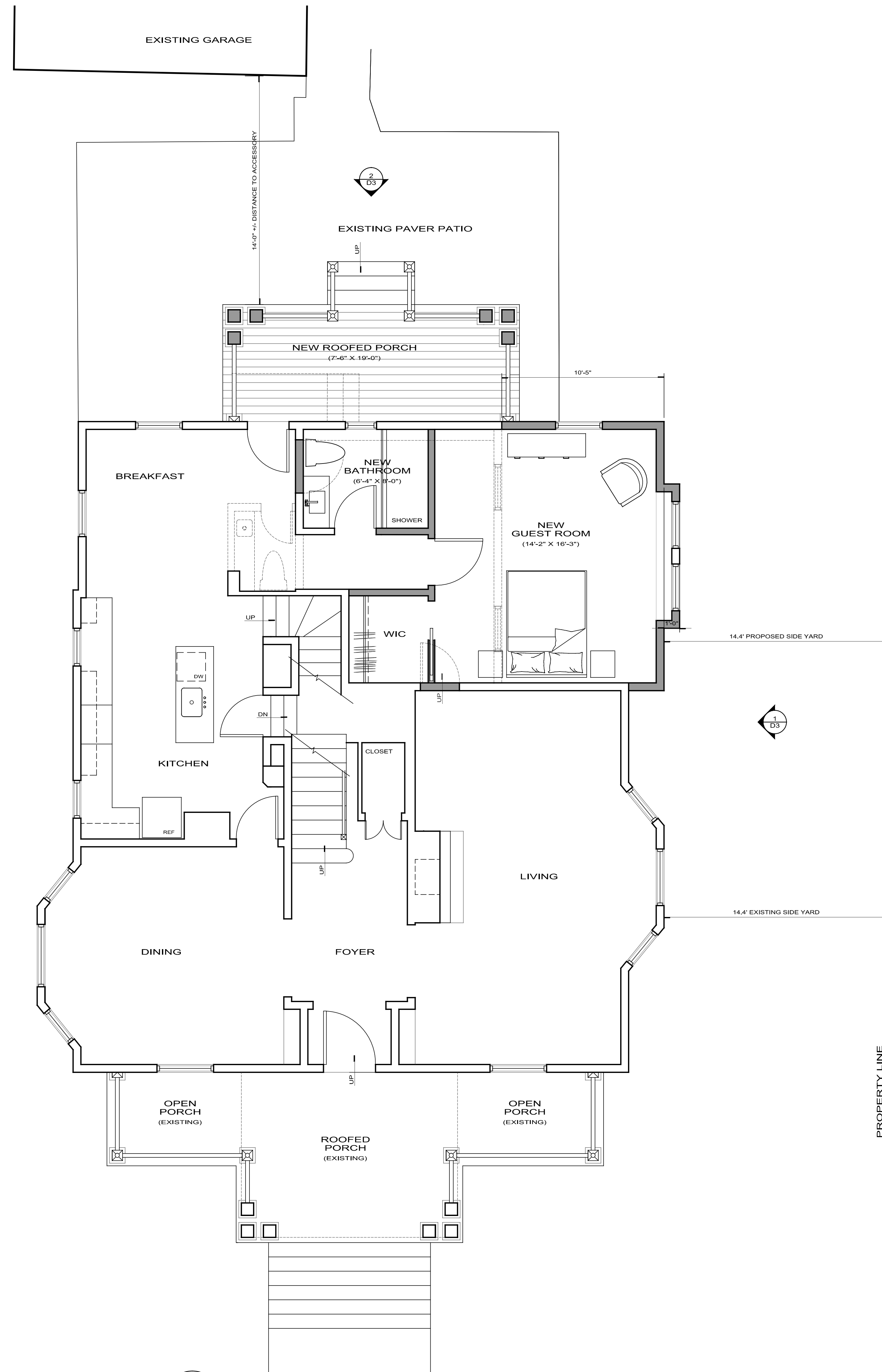
200' PROPERTY LIST  
FOR: 149 PROSPECT AVENUE LEONIA NJ BLOCK 1205 LOT 13

Block:	1205	BREWER, EDWARD VIRGINIA
Lot:	10	110 LEONIA AVE
Qual:		07605-1916
Block:	1205	KANG, THOMAS & ESTHER EUNMI
Lot:	11	106 LEONIA AVE
Qual:		07605
Block:	1205	JONSON, JAMES C. & ARLENE
Lot:	12	100 LEONIA AVE
Qual:		07605-1916
Block:	1205	KRISTITS, MICHAEL
Lot:	14	145 PROSPECT ST
Qual:		07605
Block:	1205	PETERSON, NORTH A. & JACQUELINE L.
Lot:	13	141 PROSPECT ST
Qual:		07605-1925
Block:	1205	PETERSON, NORTH A. & JACQUELINE L.
Lot:	15	141 PROSPECT ST
Qual:		07605-1925
Block:	1205	SCOWDEN, MICHAEL & SANDRA ZORNEK
Lot:	16	135 PROSPECT ST
Qual:		07605
Block:	1206	CEN, KEVIN & KYLA LAFOND
Lot:	9	110 GLADWIN AVE
Qual:		07605
Block:	1206	NAKASHI, TOMIE & HITSUKI
Lot:	10	106 GLADWIN AVE
Qual:		07605-1912
Block:	1206	BAHR, JOHN & LAIKSO-BAHR, KIM
Lot:	11	100 GLADWIN AVE
Qual:		07605-1912
Block:	1206	MALONE, JOSEPH L. & PAMELA J.
Lot:	13	169 PROSPECT ST
Qual:		07605-1929
Block:	1206	SACCOLTI, STEVEN & SHERRY
Lot:	14	163 PROSPECT ST
Qual:		07605-1929
Block:	1206	ROY, CRAIG & MELISSA
Lot:	15	95 LEONIA AVE
Qual:		07605
Block:	1206	MERON, ANTONIO
Lot:	16	101 LEONIA AVE
Qual:		07605
Block:	1206	PERINO, MICHAEL & SALDARINI-PERINO, S
Lot:	17	105 LEONIA AVE
Qual:		07605-1915
Block:	1206	KIM, DAE YEON & HYUNJUNG
Lot:	18	111 LEONIA AVE
Qual:		07605
Block:	1206	COYLE, BALUCA
Lot:	19	117 LEONIA AVENUE
Qual:		07605
Block:	1211	THERRE, MARGOT
Lot:	2	140 PROSPECT ST
Qual:		07605-1921
Block:	1211	NORSGAARD, KARL J. & KELLY-ANN
Lot:	3	144 PROSPECT ST
Qual:		07605
Block:	1206	MALONE, JOSEPH L. & PAMELA J.
Lot:	13	169 PROSPECT ST
Qual:		07605-1929
Block:	1206	SACCOLTI, STEVEN & SHERRY
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Lot:	3	144 PROSPECT ST
Qual:		07605

PROJECT: PROPOSED ADDITIONS MISTRY/LEVI RESIDENCE 149 PROSPECT AVENUE LEONIA, NEW JERSEY 07605  
 DRAWING TITLE: PLOT PLAN & ZONING SUMMARY  
 REVISION: AS NOTED  
 DATE: 7/29/2024 ZONING PERMIT  
 SCALE: AS NOTED  
 SHEET NUMBER: SP1  
 PULICE / WILLIAMS ARCHITECTS  
 344 BROAD AVENUE  
 LEONIA, NEW JERSEY 07605  
 TEL 201 461 5154  
 C8541 - NJ



**A** EXISTING FIRST FLOOR PLAN (1400 SF)  
1/4" = 1'-0"



**B** PROPOSED FIRST FLOOR PLAN (1575 SF)  
1/4" = 1'-0"

SHEET NUMBER

**D1**

REVISION

DATE  
7/29/2024 ZONING PERMIT

SCALE  
AS NOTED

PROJECT  
PROPOSED ADDITIONS  
MISTRY/LEVI RESIDENCE  
149 PROSPECT AVENUE  
LEONIA, NEW JERSEY 07605

DRAWING TITLE  
EXISTING /PROPOSED FIRST FLOOR PLANS

PULICE / WILLIAMS ARCHITECTS



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

The Architect and the User are hereby incorporated herein as the members of a professional services firm in the property of PULICE / WILLIAMS ARCHITECTS and it is not to be used in whole or in part for any project without the written authorization of PULICE / WILLIAMS ARCHITECTS, INC.

*[Signature]*  
CB8541 - NJ



**1** RIGHT ELEVATION (LEONIA AVENUE)  
1/4" = 1'-0"



**2** REAR ELEVATION  
1/4" = 1'-0"

344 BROAD AVENUE  
 LEONIA, NEW JERSEY 07605  
 TEL 201 461 5154  
 PULICE / WILLIAMS ARCHITECTS  
 PROJECT: PROPOSED ADDITIONS  
 MISTRY/ LEVI RESIDENCE  
 149 PROSPECT AVENUE  
 LEONIA, NEW JERSEY 07605  
 DRAWING TITLE: PROPOSED EXTERIOR ELEVATIONS  
 REVISION: DATE: 7/29/2024 ZONING PERMIT  
 SCALE: AS NOTED  
 SHEET NUMBER: D2  
 C8541 - NJ