

PLOT PLAN PREPARED WITH INFORMATION TAKEN FROM PROPERTY SURVEY LOT 20 BLOCK 1504, 239 HILLSIDE AVENUE NEW JERSEY PERFORMED BY SCHMIDT SURVEYING 49 SULLIVAN STREET, WESTWOOD, NEW JERSEY DATED 4 11 2024.

ZONING SUMMARY / CALCULATIONS

LEONIA CODE ARTICLE IV A3 DISTRICTS 290-8 AREA, YARD & BUILDING REQUIREMENTS BLOCK 1504 LOT 20

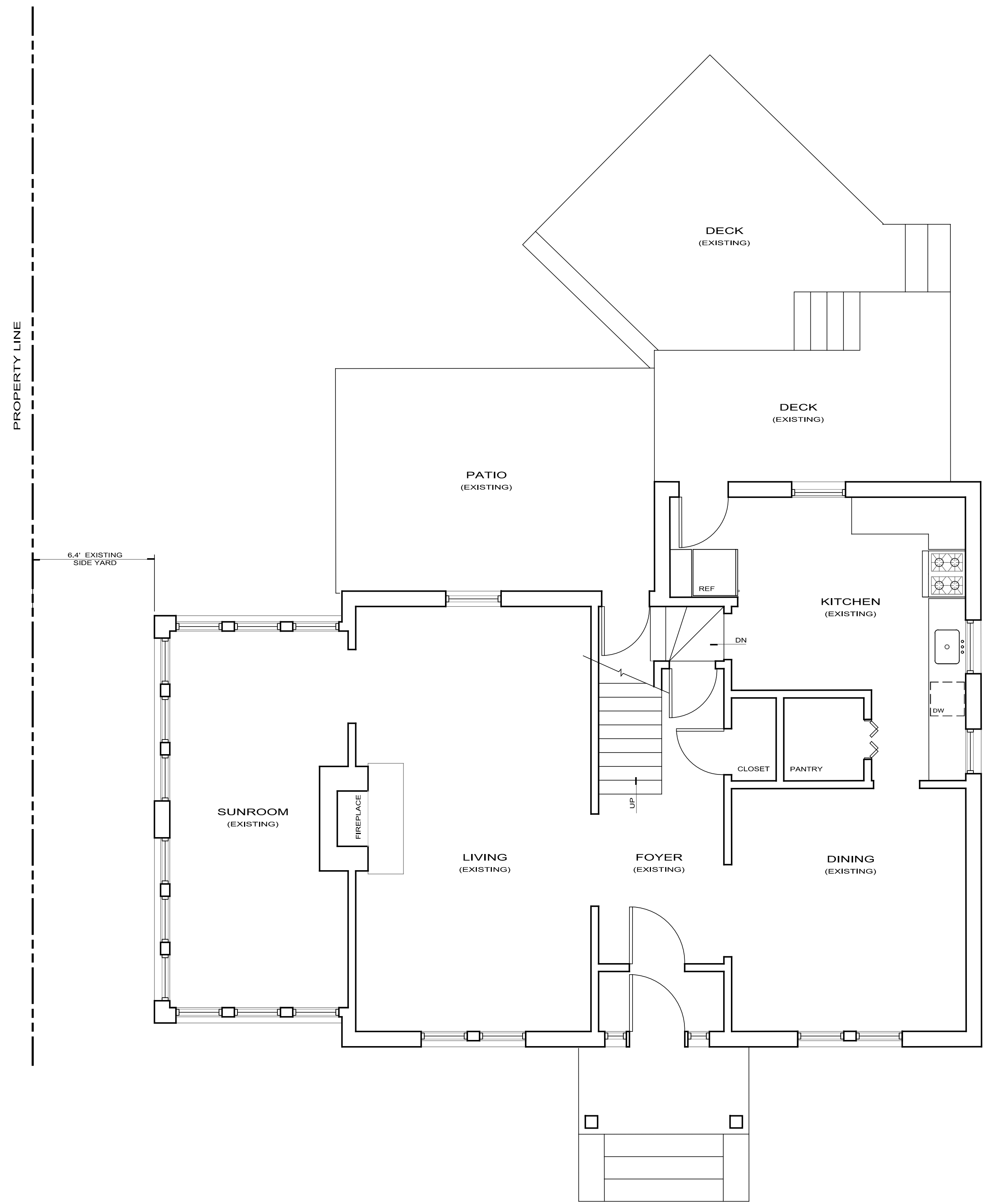
REQUIREMENT	ALLOWED	EXISTING	PROPOSED
BUILDING HEIGHT	2 1/2 STORIES/ 35 FEET	2 1/2 STORY/ 32 FEET	1 1/2 STORY/ 15'-6"
FRONT YARD	25 FEET MIN.	30.3 FT	30.3 FT
REAR YARD	25 FEET MIN.	39.1 FT	27 FT
SIDE YARD	10 FEET MIN.	6.4 FT (*)	6.4 FT AT ADDITION (V)
COMBINED SIDE YARDS (EXISTING)	40% (24 FEET)	15.1 FT (*)	45 FT
MINIMUM LOT AREA	5000 SF	6000 SF	6000 SF
MAXIMUM BUILDING COVERAGE	25% (1500 SF)	22% (1322 SF)	26.8% (1607 SF) (V)
MAXIMUM TOTAL COVERAGE	50% (3000 SF)	39.93% (2396 SF)	42.8% (2571 SF)
LOT DEPTH (MIN)	100 FT	100 FT	100 FT
LOT WIDTH (MIN)	50 FT	60 FT	60 FT

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

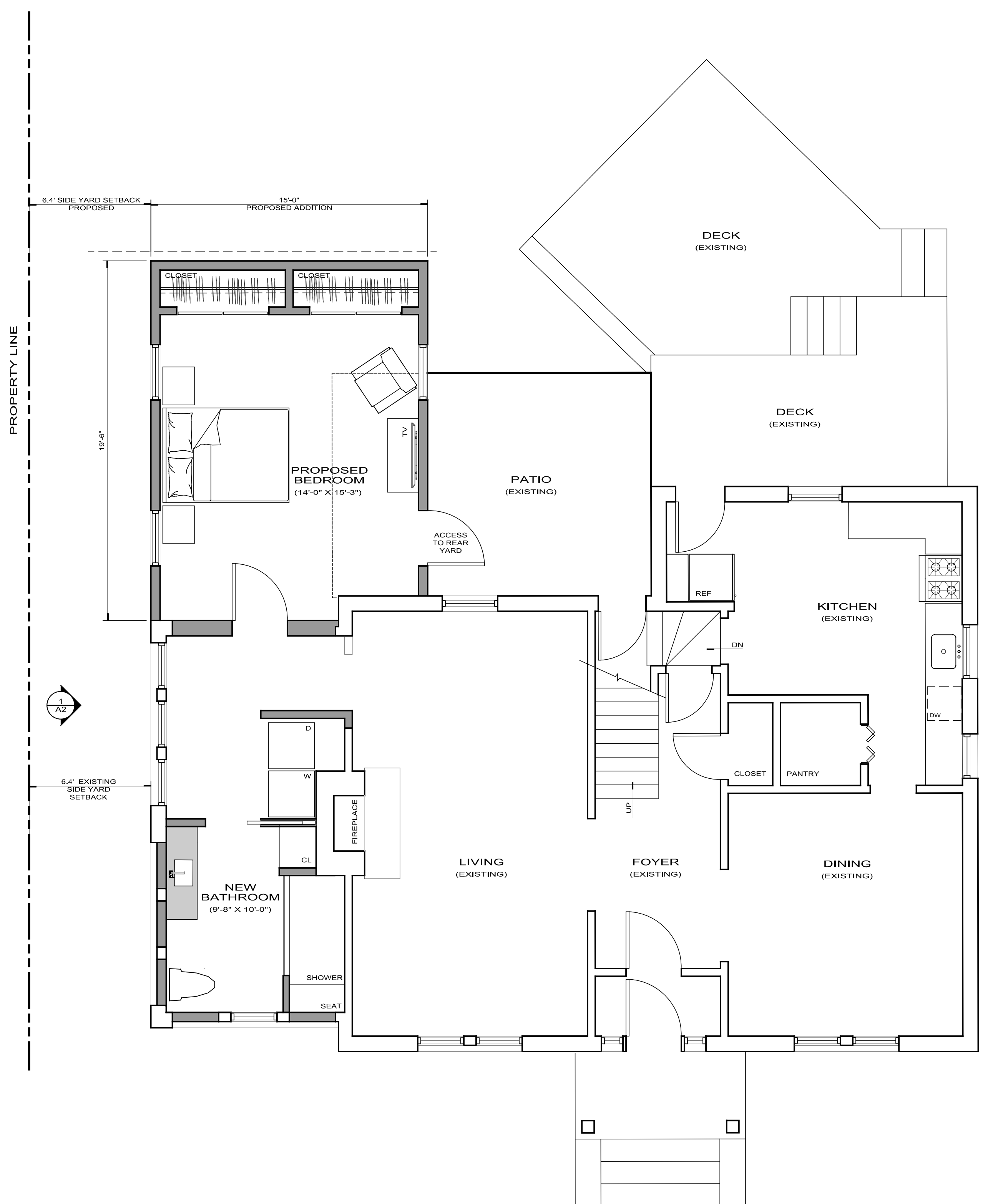
200' PROPERTY LIST
 FOR: 190 SYLVAN AVENUE LEONIA NJ BLOCK 1504 LOT 20

#Block: 1503 Lot: 20 Quat:	KENNELLY, DANIEL & PATRICIA 190 HIGWOOD AVE LEONIA, NJ 190 HIGWOOD AVE	07605
#Block: 1503 Lot: 21 Quat:	DOUGLAS, CAROL & MILDRED 194 HIGWOOD AVE LEONIA, NJ 194 HIGWOOD AVE	07605-2008
#Block: 1503 Lot: 22 Quat:	ETTINGER, ROVANE M. 200 HIGWOOD AVE LEONIA, NJ 200 HIGWOOD AVE	07605
#Block: 1503 Lot: 23 Quat:	RICCIARDELLI, HEATHER 318 FOREST AVE MANNING, NJ 304 HIGWOOD AVE	07652-4705
#Block: 1503 Lot: 25 Quat:	WATERA, JOSEPH 300 BROAD AVE LEONIA, NJ 100 BROAD AVE	07605-2004
#Block: 1503 Lot: 26 Quat:	PROST, KENNETH & CHRISTOPHER 137 SYLVAN AVE LEONIA, NJ 137 SYLVAN AVE	07605
#Block: 1503 Lot: 27 Quat:	SCHEVELLA, DANIEL F. & MARILYN 195 SYLVAN AVE LEONIA, NJ 195 SYLVAN AVE	07605-2003
#Block: 1503 Lot: 28 Quat:	FONG, MARTIN F. & ELISA KEN CHOI 191 SYLVAN AVE LEONIA, NJ 191 SYLVAN AVE	07605
#Block: 1503 Lot: 29 Quat:	PULICE, PETER & CONNORSHIP, HEIDI 187 SYLVAN AVE LEONIA, NJ 187 SYLVAN AVE	07605
#Block: 1503 Lot: 30 Quat:	WAKELMAN, C. & HARRINGTON, P. 181 SYLVAN AVE LEONIA, NJ 181 SYLVAN AVE	07605
#Block: 1504 Lot: 31 Quat:	BOGGA, PRESCILLA & THOMAS, THOMAS 173 SYLVAN AVE LEONIA, NJ 173 SYLVAN AVE	07605-2003
#Block: 1504 Lot: 35 Quat:	VAN HELDIN, NICHOL, KATH 172 SYLVAN AVE LEONIA, NJ 172 SYLVAN AVE	07605
#Block: 1504 Lot: 37 Quat:	HAROLDSON, MICHAEL & LISA 174 SYLVAN AVE LEONIA, NJ 174 SYLVAN AVE	07605
#Block: 1504 Lot: 38 Quat:	STAFFORD-MALLESSES, STEVEN 406 W. MAIN STREET DUNELTON, NY 178 SYLVAN AVE	11900
#Block: 1504 Lot: 39 Quat:	LAMBIA, MICHAEL 164 SYLVAN AVE LEONIA, NJ 164 SYLVAN AVE	07605
#Block: 1504 Lot: 21 Quat:	AL-SABRAT, CATHERINE & SALAH 156 SYLVAN AVE LEONIA, NJ 156 SYLVAN AVE	07605
#Block: 1504 Lot: 22 Quat:	OS, HEIDI & WALSH 200 SYLVAN AVENUE LEONIA, NJ 200 SYLVAN AVE	07605
#Block: 1504 Lot: 23 Quat:	ATTARDI, WILLOW & SCARLATA, GRACE 204 SYLVAN AVE LEONIA, NJ 204 SYLVAN AVE	07605-2004
#Block: 1504 Lot: 24 Quat:	FRANZ, PETER GERHARD & DENA 150 BROAD AVE LEONIA, NJ 150 BROAD AVE	07605
#Block: 1504 Lot: 25 Quat:	VALLERIE, LAUREN 146 BROAD AVE LEONIA, NJ 146 BROAD AVE	07605
#Block: 1504 Lot: 26 Quat:	LEVINE, AVITAL 144 BROAD AVE LEONIA, NJ 144 BROAD AVE	07605
#Block: 1504 Lot: 27 Quat:	DEVENE, MICHAEL & JI SUN CHOI 203 AMES AVE LEONIA, NJ 203 AMES AVE	07605
#Block: 1504 Lot: 28 Quat:	WARDNEY, MICHAEL J & ROSIE 199 AMES AVE LEONIA, NJ 199 AMES AVE	07605-2001
#Block: 1504 Lot: 29 Quat:	SONI, DAVID & ROSA 195 AMES AVE LEONIA, NJ 195 AMES AVE	07605
#Block: 1504 Lot: 30 Quat:	ST GEORGEAN, PETER & ANN MARIE 191 AMES AVE LEONIA, NJ 191 AMES AVE	07605
#Block: 1504 Lot: 31 Quat:	LOU, CHRISTO & WA, HONGHUI 175 AMES AVE LEONIA, NJ 175 AMES AVE	07605
#Block: 1504 Lot: 32 Quat:	KENDER, JOHN R. & JANISZ, AMELIA J. 169 AMES AVE LEONIA, NJ 169 AMES AVE	07605-2001
#Block: 1504 Lot: 33 Quat:	SKARZYNSKI, CAROL R. 161 AMES AVE LEONIA, NJ 161 AMES AVE	07605
#Block: 1504 Lot: 34 Quat:	VAZQUEZ, ERNESTO & KEELA 157 AMES AVE LEONIA, NJ 157 AMES AVE	07605-2001
#Block: 1505 Lot: 17 Quat:	PERE, ADAM & RANDI 170 AMES AVE LEONIA, NJ 170 AMES AVE	07605-2002
#Block: 1505 Lot: 18 Quat:	180 AMES AVE LEONIA, NJ 180 AMES AVE	07605-2002
#Block: 1505 Lot: 19 Quat:	HUNG, MERVAN 152 AMES AVE LEONIA, NJ 152 AMES AVE	07605
#Block: 1505 Lot: 20 Quat:	MONICA, CRYSTAL J. 154 AMES AVE LEONIA, NJ 154 AMES AVE	07605
#Block: 1505 Lot: 21 Quat:	WELLS, WYON DU 150 AMES AVE LEONIA, NJ 150 AMES AVE	07605

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



A EXISTING FIRST FLOOR PLAN (1185 SF)
1/4" = 1'-0"



B PROPOSED FIRST FLOOR PLAN (1471 SF)
1/4" = 1'-0"

SHEET NUMBER

A1

REVISION

DATE 8/1/2024 ZONING PERMIT

SCALE AS NOTED

PROJECT
 PROPOSED ADDITION
 DANTER RESIDENCE
 190 SYLVAN AVENUE
 LEONIA, NEW JERSEY 07605
 DRAWING TITLE
 EXISTING AND PROPOSED FIRST FLOOR PLAN

PULICE / WILLIAMS ARCHITECTS

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



[Signature]
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The Architect and the Owner are not responsible for the accuracy of the information provided in this drawing. It is the responsibility of the client to verify all information and to obtain all necessary permits and approvals. The Architect and the Owner are not responsible for the accuracy of the information provided in this drawing. It is the responsibility of the client to verify all information and to obtain all necessary permits and approvals.



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

SHEET NUMBER

A2

REVISION

DATE 8/1/2024 ZONING PERMIT

SCALE AS NOTED

PROJECT
 PROPOSED ADDITION
 DANTER RESIDENCE
 190 SYLVAN AVENUE
 LEONIA, NEW JERSEY 07605

DRAWING TITLE
 PROPOSED LEFT SIDE ELEVATION

PULICE / WILLIAMS ARCHITECTS



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

The Architect and the Client have not approved these drawings for use in any other project or for any other purpose without the written authorization of PULICE / WILLIAMS ARCHITECTS, P.A. No other use is permitted.

[Signature]
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