



Leonia Borough

312 Broad Avenue, Leonia, NJ

Reference Number: Z-24-127
Date Entered: 8/5/2024 11:53:00 AM
Date Denied: 08/06/2024

Name: EDWARD DANTER
Address: 190 SYLVAN AVE Block: 1504 Lot: 20 Zone:

The proposed construction is in violation of the borough zoning ordinance.

Your application for a zoning permit for the above property address is denied for the following reason/s:

290-8-D Side yard width

Additional Comments:
BOARD APPROVAL REQUIRED. VARIANCES REQUIRED

290-8(D) SIDE YARD SETBACK

Existing side yard setback is 6.4 feet.

Proposed side yard setback is 6.4 feet.

Minimum required side yard setback is 10 feet.

290-8(F)1 BUILDING COVERAGE

Existing building coverage is 1322 square feet, (22%)

Proposed building coverage is 1607 square feet, (26.8%)

Maximum permitted building coverage is 1500 square feet, (25%)

If you have any other questions please contact us at (201) 592-5780 with the Reference Number above.

Sincerely,

Adam Myszka
Zoning Official
Leonia Borough