

PLOT PLAN PREPARED WITH INFORMATION TAKEN FROM PROPERTY SURVEY LOT 1 BLOCK 1608, 138 BROAD AVENUE NEW JERSEY PERFORMED BY SCHMIDT SURVEYING 49 SULLIVAN STREET, WESTWOOD, NEW JERSEY DATED MAY 15, 2024.

ZONING SUMMARY

LEONIA CODE ARTICLE IV A3 DISTRICTS
290-8 AREA, YARD & BUILDING REQUIREMENTS
BLOCK 1608 LOT 1

ARTICLE IV A DISTRICT
290-7 PERMITTED USES

A. SINGLE FAMILY, DETACHED DWELLING, USED AS A RESIDENCE BY NOT MORE THAN ONE FAMILY AND NOT TO EXCEED ONE SUCH DWELLING UNIT ON EACH LOT. FURTHER, THIS USE SHALL NOT BE DEEMED TO INCLUDE ANY ACCOMMODATION USED, IN WHOLE OR IN PART FOR TRANSIENT.

(V) APPLICANT IS SEEKS A USE VARIANCE TO EXPAND AND RE-CONFIGURE EXISTING 2 FAMILY DWELLING IN THE A3 SINGLE FAMILY ZONE.

290-8 AREA, YARD AND BUILDING REQUIREMENTS

REQUIREMENT	ALLOWED	EXISTING	PROPOSED
BUILDING HEIGHT	2 1/2 STORIES/ 35 FEET	3 STORY/ 41.25 FT (ENC)	3 STORY/ 41.25 FT (ENC)
FRONT YARD (BROAD AVENUE)	25 FEET MIN.	65.9 FT	57'-0"
FRONT YARD (HIGHWOOD AVENUE)	25 FEET MIN.	20.8 FT (ENC)	20.8 FT
REAR YARD	25 FEET MIN.	12.2 FT (ENC)	12.2 FT (ENC)
SIDE YARD	10 FEET MIN.	38.5 FT	38.5 FT
MINIMUM LOT AREA	5000 SF	13,746 SF	13,746 SF
MAXIMUM BUILDING COVERAGE	25%(3437 SF)	11.5% (1582 SF)	14.4% (1979 SF)
MAXIMUM TOTAL COVERAGE	50%	40.5% (5563 SF)	40% (5512 SF)
LOT DEPTH (MIN)	100 FT	128.86 FT	128.86 FT
LOT WIDTH (MIN)	50 FT	100 FT	100 FT

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

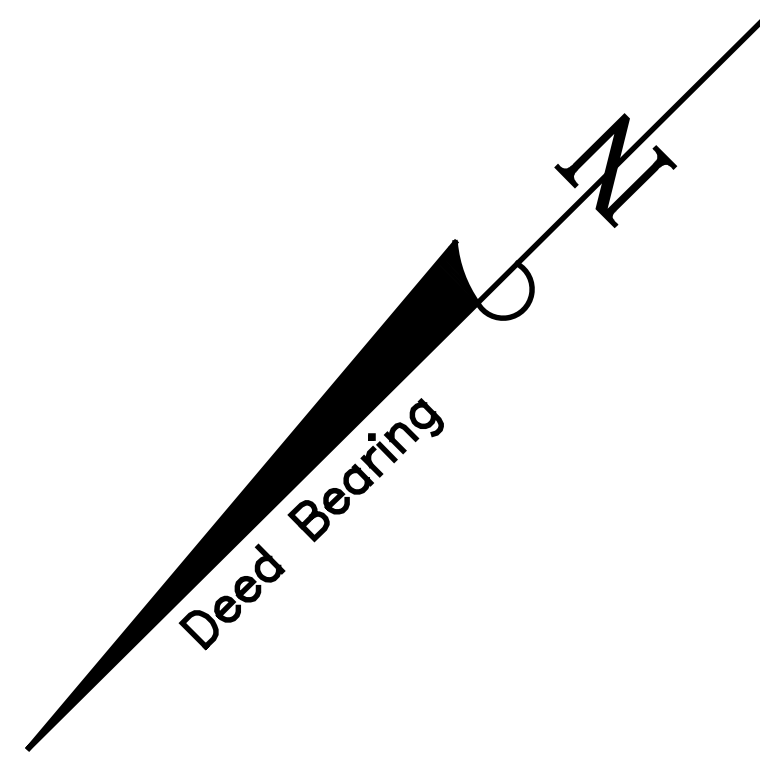
PROPOSED SITE IMPROVEMENTS

ADA (PERVIOUS PAVER) PARKING AREA	286 SF (ADD)
ADA RAMP/ PLATFORM	243 SF (ADD)
REMOVAL OF REAR YARD SITE CONCRETE (RESTORE TO GRASS AREA)	568 SF (REMOVE)
REMOVAL OF PAVERS AT NEW RAMP	35 SF (REMOVE)
NET IMPERVIOUS REDUCTION	74 SF

290 PROPERTY LIST
FOR 169 BROAD AVENUE LEONIA NJ BLOCK 1608 LOT 1

Block: 1601 Lot: 18 Qual: 18	BONNER, AUREY 215 HIGHWOOD AVE LEONIA, NJ 07605
Block: 1601 Lot: 19 Qual: 19	PERINTE, NANCY & GOLD, TBA 221 HIGHWOOD AVE LEONIA, NJ 07605-2021
Block: 1601 Lot: 20 Qual: 20	HAN, HAEJIN 219 HIGHWOOD AVE LEONIA, NJ 07605
Block: 1601 Lot: 21 Qual: 21	LEVY, GEORGE D. & ANNETTE 217 HIGHWOOD AVE. LEONIA, NJ 07605
Block: 1601 Lot: 22 Qual: 22	NEGRO, JOSE & SHERNOVA, YARVARA 244 SUMMIT AVENUE LEONIA, NJ 07605
Block: 1601 Lot: 23 Qual: 23	ALPAS, JOSEPH V. & KAREN 283 BROAD AVENUE LEONIA, NJ 07605
Block: 1502 Lot: 22 Qual: 22	LEUNG, S., MI, K. & LEUNG, E. 178 BROAD AVE LEONIA, NJ 07605
Block: 1502 Lot: 23 Qual: 23	BECKER, HORST R. & MARLESE 212 HIGHWOOD AVE LEONIA, NJ 07605-2004
Block: 1503 Lot: 23 Qual: 23	BUCCARDI, HEATHER 215 FOREST AVE PARANUS NJ 07652-4705
Block: 1503 Lot: 24 Qual: 24	KALBANDJIAN, HEATHER J. 208 HIGHWOOD AVENUE LEONIA, NJ 07605
Block: 1503 Lot: 25 Qual: 25	MICHA, JOSEPH 169 BROAD AVE LEONIA, NJ 07605-2034
Block: 1504 Lot: 24 Qual: 24	PARKE, PETER GERALD & DINA 159 BROAD AVE LEONIA, NJ 07605
Block: 1608 Lot: 2 Qual: 2	TARR, HELEN 212 HIGHWOOD AVE LEONIA, NJ 07605-2022
Block: 1608 Lot: 3 Qual: 3	ARRELI, WARLEN & VANESSA GEMISON 216 HIGHWOOD AVE LEONIA, NJ 07605
Block: 1608 Lot: 4 Qual: 4	STEFANO, JACQUELINE 209 HIGHWOOD AVE LEONIA, NJ 07605
Block: 1608 Lot: 5 Qual: 5	FRANCIS, FRANK & GIANNIZZI, LISA 224 HIGHWOOD AVE LEONIA, NJ 07605-2022
Block: 1608 Lot: 6 Qual: 6	DE JESUS, CONQUELO 228 HIGHWOOD AVE LEONIA, NJ 07605-2022
Block: 1608 Lot: 23 Qual: 23	LEE, JOOYOUNG 225 SYLVAN AVE LEONIA, NJ 07605
Block: 1608 Lot: 24 Qual: 24	HERRERA, JUAN A & DENISE R 221 SYLVAN AVE LEONIA, NJ 07605
Block: 1608 Lot: 25 Qual: 25	LORCA, FERNANDO & DEBORAH NAZARDO 217 SYLVAN AVENUE LEONIA, NJ 07605
Block: 1608 Lot: 26 Qual: 26	GRUBAR, RON & RACHEL 223 SYLVAN AVE LEONIA, NJ 07605-2026
Block: 1608 Lot: 27 Qual: 27	WUO, JIYOUNG 229 BROAD AVE LEONIA, NJ 07605
Block: 1608 Lot: 28 Qual: 28	KIM, SONG CHUL & SOON WON SONG 229 BROAD AVE LEONIA, NJ 07605
Block: 1502 Lot: 21 Qual: 21	KIM, SUN MYUNG & HONG B. 282 BROAD AVE LEONIA, NJ 07605

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



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

PULICE / WILLIAMS ARCHITECTS

PROJECT
SIM RESIDENCE
169 BROAD AVENUE
LEONIA, NEW JERSEY 07605
DRAWING TITLE
PROPOSED PLOT PLAN

REVISION
DATE 7-30-2024 ZBA REVISIONS
5-29-2024 ZONING PERMIT

SCALE
AS NOTED

SP1

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