

S 40°00'00" E 60.00'
SYLVAN AVENUE
 (45' WIDE)

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.

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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 (*)	10'-0" AT ADDITION
COMBINED SIDE YARDS (EXISTING)	40% (24 FEET)	15.1 FT (*)	45' AT ADDITION
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% (2529 SF)
LOT DEPTH (MIN)	100 FT	100 FT	100 FT
LOT WIDTH (MIN)	50 FT	60 FT	60 FT

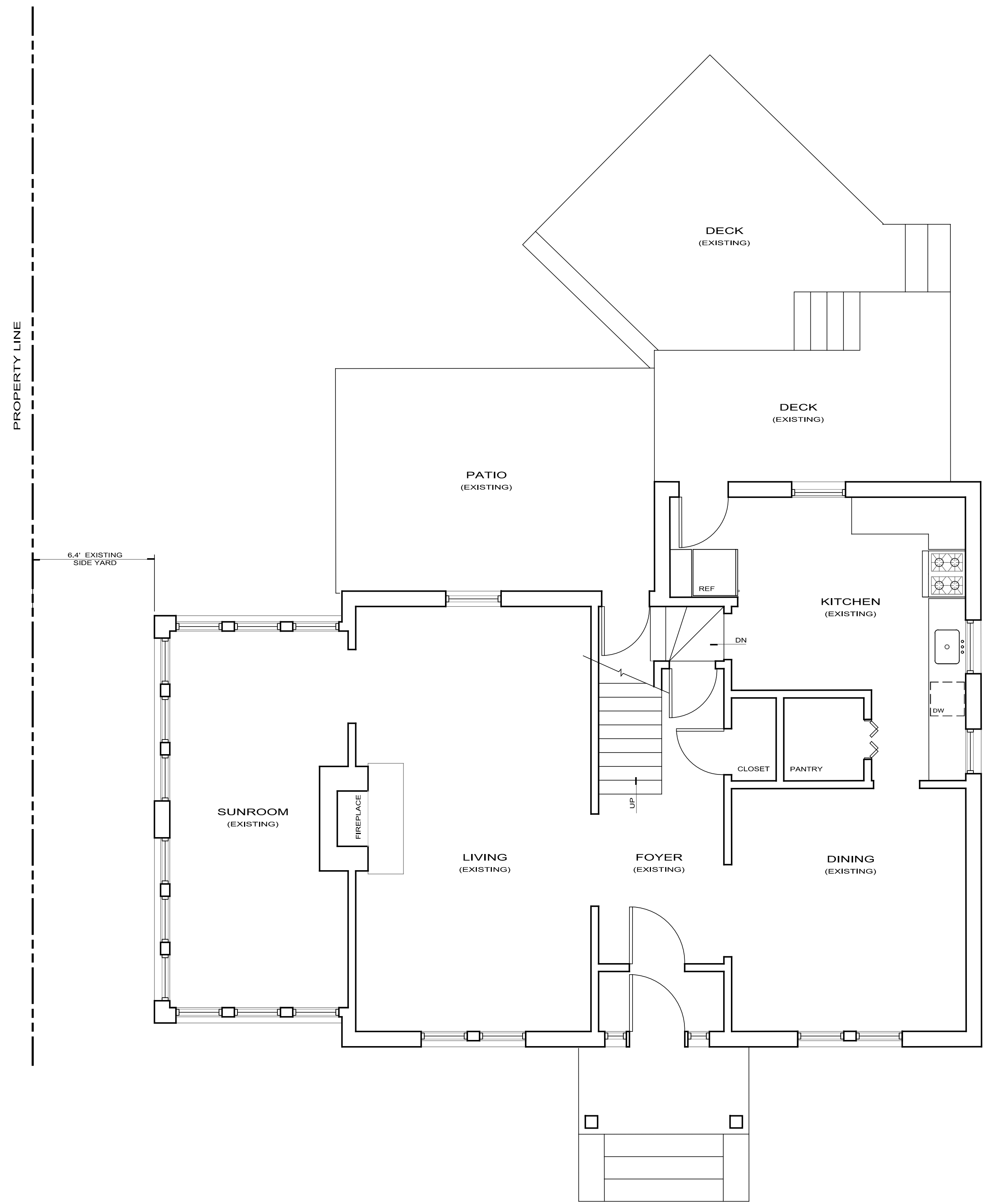
(*) ENC. EXISTING NON-CONFORMING CONDITION
 (V) VARIANCE REQUIRED

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

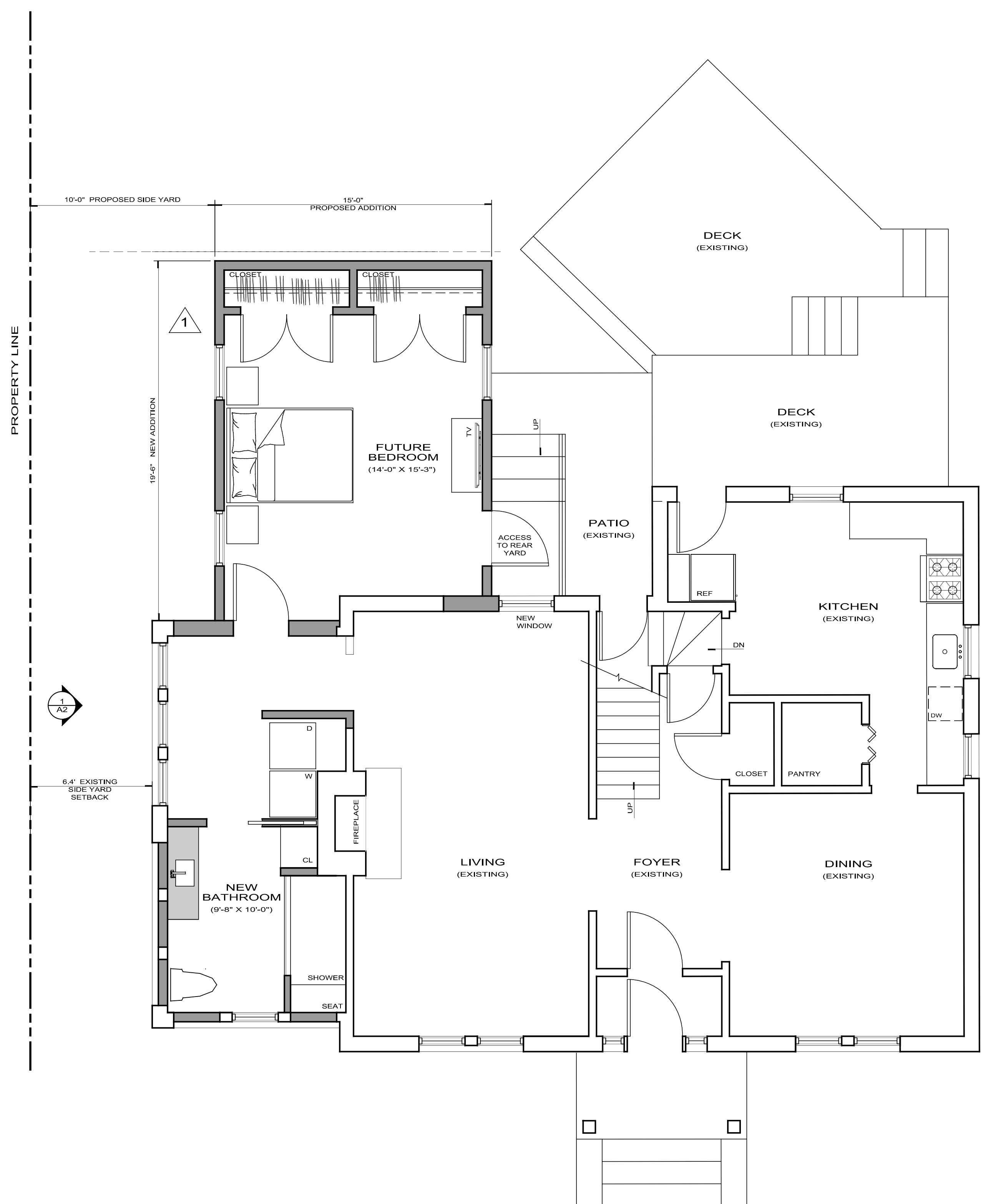
Block: 1503 Lot: 20 Quar: 190 HIGWOOD AVE LEONIA, NJ 07605	KENNELLY, DANIEL & PATERICIA
Block: 1503 Lot: 21 Quar: 194 HIGWOOD AVE LEONIA, NJ 07605-2008	DOUGLAS, CAROL & MILDRED
Block: 1503 Lot: 22 Quar: 200 HIGWOOD AVE LEONIA, NJ 07605	ETTINGER, ROVANN M.
Block: 1503 Lot: 23 Quar: 314 FOREST AVE PARSONS, NJ 07652-4705	RICCIARDI, HEATHER
Block: 1503 Lot: 25 Quar: 100 BROAD AVE LEONIA, NJ 07605-2014	WATERA, JOSEPH
Block: 1503 Lot: 26 Quar: 137 SYLVAN AVE LEONIA, NJ 07605	PROST, KENNETH B. & CHRISTOPHER
Block: 1503 Lot: 27 Quar: 135 SYLVAN AVE LEONIA, NJ 07605-2013	SCHNEVELLA, DANIEL F. & MARILYN
Block: 1503 Lot: 28 Quar: 191 SYLVAN AVE LEONIA, NJ 07605	FONG, MARTIN F. & ELISA KIM CHOI
Block: 1503 Lot: 29 Quar: 187 SYLVAN AVE LEONIA, NJ 07605	PULICE, PETER & CONNORSHIP, HEIDI
Block: 1503 Lot: 30 Quar: 181 SYLVAN AVE LEONIA, NJ 07605	WAKELMAN, C. & HARRAMONT, P.
Block: 1503 Lot: 31 Quar: 173 SYLVAN AVE LEONIA, NJ 07605-2013	BOGGA, PRECILLA & TORONTO, THOMAS
Block: 1504 Lot: 25 Quar: 172 SYLVAN AVE LEONIA, NJ 07605	VAN HELDIN, NIGEL, ETAL
Block: 1504 Lot: 27 Quar: 174 SYLVAN AVE LEONIA, NJ 07605	HALLIDAY, MICHAEL & LISA
Block: 1504 Lot: 28 Quar: 406 W. MAIN STREET DUNSCOTT, NY 11760	STAFFORD-MULLIGAN, SHERIDA
Block: 1504 Lot: 29 Quar: 184 SYLVAN AVE LEONIA, NJ 07605	LARINA, MICHEL
Block: 1504 Lot: 21 Quar: 156 SYLVAN AVE LEONIA, NJ 07605	AL-SABATI, CATHERINE & SALAH
Block: 1504 Lot: 22 Quar: 200 SYLVAN AVENUE LEONIA, NJ 07605	OS, HEIDI & HALEY
Block: 1504 Lot: 23 Quar: 204 SYLVAN AVE LEONIA, NJ 07605-2014	AUTERSON, WILHELM & SCARLA, GRACE
Block: 1504 Lot: 24 Quar: 150 BROAD AVE LEONIA, NJ 07605	FRANK, PETER GERARD & DENA
Block: 1504 Lot: 25 Quar: 146 BROAD AVE LEONIA, NJ 07605	VALLEES, LAUREN
Block: 1504 Lot: 26 Quar: 144 BROAD AVE LEONIA, NJ 07605	LEVINE, AVITAL
Block: 1504 Lot: 27 Quar: 203 AMES AVE LEONIA, NJ 07605	DEVENE, MICHAEL & JI SUN CHOI
Block: 1504 Lot: 28 Quar: 199 AMES AVE LEONIA, NJ 07605-2001	WARDNEY, MICHAEL J. & ROSIE
Block: 1504 Lot: 29 Quar: 195 AMES AVE LEONIA, NJ 07605	SONI, DAVID & ROSA
Block: 1504 Lot: 30 Quar: 181 AMES AVE LEONIA, NJ 07605	ST GEORGE, PETER & ANN MARIE
Block: 1504 Lot: 31 Quar: 175 AMES AVE LEONIA, NJ 07605	LOU, CHRISTO & WU, HONGYU
Block: 1504 Lot: 32 Quar: 169 AMES AVE LEONIA, NJ 07605-2001	KENDER, JOHN R. & JANISZ, AMELIA J.
Block: 1504 Lot: 33 Quar: 161 AMES AVE LEONIA, NJ 07605	SKARMBAS, CAROL R.
Block: 1504 Lot: 34 Quar: 157 AMES AVE LEONIA, NJ 07605-2001	VAZQUEZ, ERNESTO & KEILA
Block: 1505 Lot: 17 Quar: 170 AMES AVE LEONIA, NJ 07605-2002	PERE, ADAM & HAYD
Block: 1505 Lot: 18 Quar: 160 AMES AVE LEONIA, NJ 07605-2002	160 AMES AVE LEONIA, NJ 07605-2002
Block: 1505 Lot: 19 Quar: 154 AMES AVE LEONIA, NJ 07605	HUANG, MERVAN
Block: 1505 Lot: 20 Quar: 154 AMES AVE LEONIA, NJ 07605	WONCH, CRISTAL J.
Block: 1505 Lot: 21 Quar: 150 AMES AVE LEONIA, NJ 07605	WHEE, WYON SU

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

SHEET NUMBER: **SP1**
 PROJECT: PROPOSED ADDITION DANIER RESIDENCE 190 SYLVAN AVENUE LEONIA, NEW JERSEY 07605
 DRAWING TITLE: PROPOSED PLOT PLAN ZONING SUMMARY
 REVISION: AS NOTED
 DATE: 01/2024 ZONING PERMIT
 SCALE: AS NOTED
 DESIGN ZONING REV: 9/25/2024
 PROJECT: 344 BROAD AVENUE LEONIA, NEW JERSEY 07605
 TEL: 201 461 5154
 PULICE / WILLIAMS ARCHITECTS
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A EXISTING FIRST FLOOR PLAN (1185 SF)
1/4" = 1'-0"



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



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

SHEET NUMBER

A2

REVISION

DESIGN/ZONING REV-9 25 2024
 DATE 8 1 2024 ZONING PERMIT

PROJECT

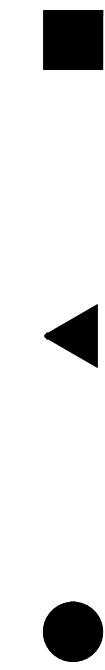
PROPOSED ADDITION
 DANTER RESIDENCE
 190 SYLVAN AVENUE
 LEONIA, NEW JERSEY 07605

SCALE
 AS NOTED

DRAWING TITLE
 PROPOSED LEFT SIDE ELEVATION

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



Signature
 C8541 - NJ

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