

200'-0" PROPERTY OWNERS LIST

Connective Real Estate Department 5100 Harding Highway Suite 399 Mays Landing, NJ 08330	Glickman, Steven S & Beth V 105 S. Richards Ave Ventnor, NJ 08406.2647	Ventnor Shul Inc 6605 Atlantic Avenue Ventnor, NJ 08406
Atlantic County Utilities Authority PO Box 996 Pleasantville, NJ 08232	Retig, Joyce E, -Tr & Sylvia, Friedm 536 Sprague Rd Penn Valley, PA 19072	Conway, Raymond A & Mary T 6627 Atlantic Ave Ventnor, NJ 08406
Comcast Cable 901 Leeds Ave. Absecon, NJ 08201	Cozza, Louis T. & Martina 12808 Galdi Lane Philadelphia, PA 19154	Gross, Steven B & Iris S 524 Manayunk Rd Lower Merion, PA 19066
SJ Gas Company 1 South Jersey Plaza Rte. 54 Folsom, NJ 08037	Borda, Frank & Theresa 4365 Countyline Rd Chalfont, PA 18914	Mungcal, Dante & Cynthia 55 Seaside Ct Margate, NJ 08402
Grobman, Linda 7591 Blue Heron Way West Palm Beach, FL 33412	Schulman, Richard & Marcy 198 Merrin Ln Wayne, PA 19087	Smith, Daniel J 9 N. Richards Ave. Ventnor, NJ 08406
Schneider, Josh & Elizabeth 400 Merion Hill Lane Conshohocken, PA 19428	Atkins, Elliot L & Sharon W 106 S. Troy Ave Ventnor, NJ 08406	Borland, Christine R 1901 5th Ave East, #2115 Tuscaloosa, AL 35401
Goldin, Ken 60 Lane of Acres Haddonfield, NJ 08033	Fine, David W 705 Canterbury Lane Villanova, PA 19085	Semergides, Nicholas & Keriake 6705 Atlantic Ave. 2nd fl Ventnor, NJ 08406
JJCC Longport LLC PO Box 295 Linwood, NJ 08221	Plotnick, Philip D & Jill A 114 Chinaberry Drive Lafayette Hill, PA 19444	Hoffman, John L 6707 Atlantic Ave Ventnor, NJ 08406
Sady, Bennett J PO Box 486 Ventnor, NJ 08406	Tranquility Road LLC 4 Executive Blvd #100 Suffern, NY 10901	Lawrence, Mathew W. 1960 Superfine Ln #78 Wilmington, DE 19802
Brigantine Beach Dev LLC 199 New Rd Ste #117 Linwood, NJ 08221	Freeman, Jules A 105 S. Buffalo Ave. Ventnor, NJ 08406	Scrudato, Michael Etals 505 Ash Ct. c/o Kelly Haag Telford, PA 18969
Morris, Evelyn 734 Winthrop Rd Teaneck, NJ 07666	Denish, Adam & Andrea 214 Cedar Rd Elkins Park, PA 19027	Borda, Frank & Teresa 4365 County Line Rd Chalfont, PA 18914
Lehman, Michael & Wendy 1189 Hampshire Place West Chester, PA 19382	Backal, Marc & Cathy 16 Knottingham Drive Voorhees, NJ 08043	Defeo, Joan 6001 Winchester Ave Ventnor, NJ 08406
Summers Family Trust 12440 Aviles Circle Palm Beach Gardens, FL 33418	Tomei, Mario Trust 100 S. Richards Ave. Ventnor, NJ 08406	Krantz, Arlene 700 N. Jerome Ave Margate, NJ 08402
Gershman, Steven A & Rebecca E 12318 Benson Branch Rd Ellicott City, MD 21042	Probe, Timothy L. 5 Springhill Rd. Mantua, NJ 08051	Kammerman Christian & Stacey 427 Carson Ave Atlantic City, NJ 08401
Lamm, Harvey & Sandra Etals 3 Bala Plaza East, Ste 123 Bala Cynwyd, PA 19004	Klein, Barry L & Judith K 36 Alexanders Ct Newtown, PA 18940.3640	32 S. Richards Ave Condominium Assn 2022 Shunk St Phila, PA 19145
Gajer, Reva & Paul 2 Partridge Dr. Roslyn, NY 11576	Mortelliti, George & Kristen 606 Gates St Philadelphia, PA 19128	
Fanikos, Michael & Leslie 6 Prince St. Bordentown, NJ 08505	Waks Robert & Beth 132 Chinaberry Dr. Lafayette Hills PA 19444	

AERIAL VIEW (NEIGHBORHOOD)

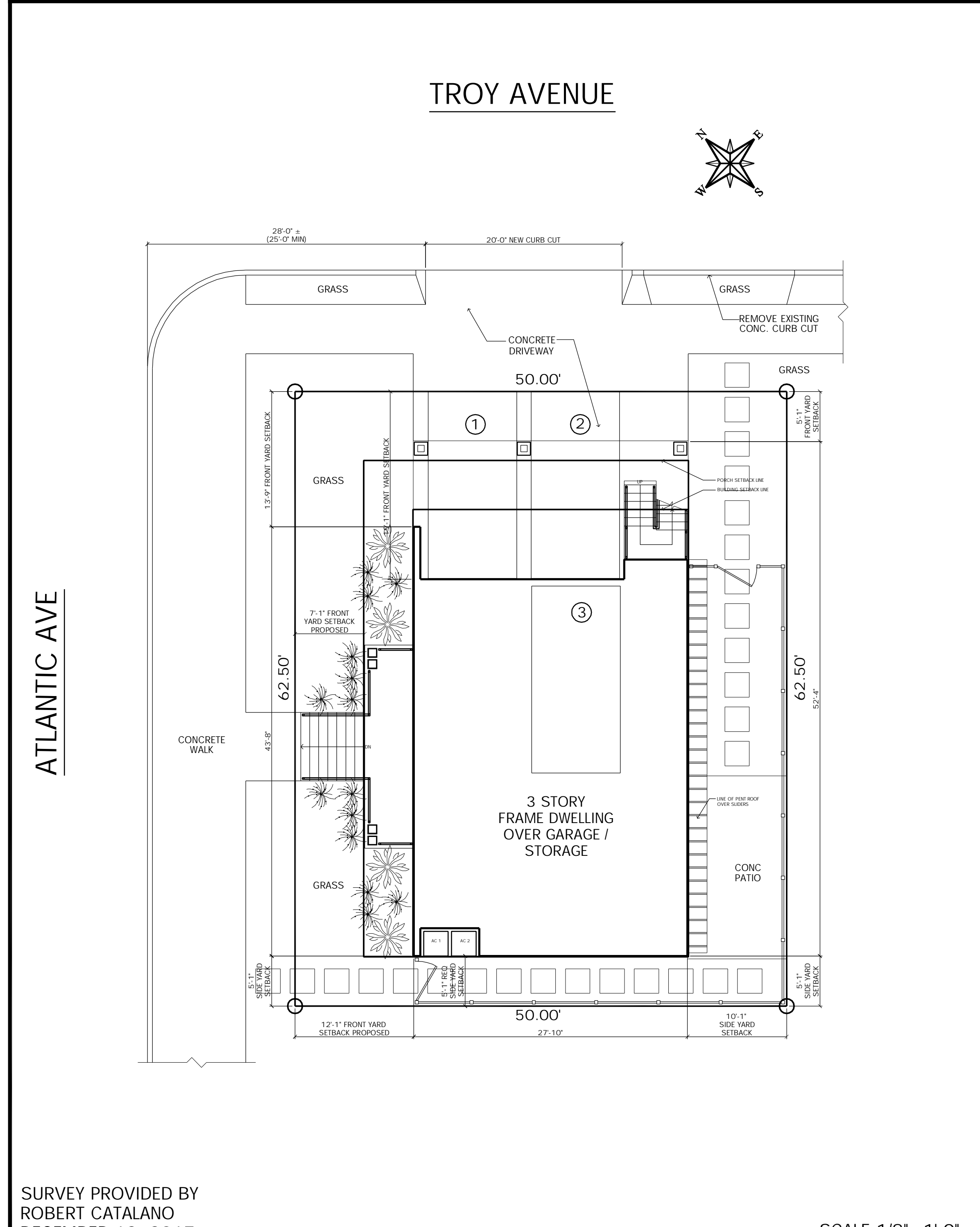


ZONING ANALYSIS

APPLICANT:	FRANCO BORDA	ZONING DISTRICT:	R-3
SITE LOCATION:	6700 ATLANTIC AVENUE, VENTNOR CITY, NEW JERSEY, 08406		
LOT AND BLOCK:	LOT 7 & BLOCK 31		
EXISTING USE:	2 STORY, SINGLE FAMILY		
PROPOSED USE:	3 STORY SINGLE FAMILY		

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
USE		DETACHED SF	DETACHED SF
MIN LOT AREA	3,000 SF	3,125 SF	3,125 SF
MIN LOT WIDTH	50.00'	50.00'	50.00'
MIN LOT DEPTH	60.00'	62.50'	62.50'
COVERAGE			
BUILDING	50 %	61 %	50.00 %
LOT	75 %	91 %	67.14 %
PRINCIPAL USE SETBACKS			
- FRONT YARD (ATLANTIC AVE)			
BUILDING	12.00'	7.91'	12.08'
1ST FLOOR PORCH	7.00'	1.00'	7.08'
- FRONT YARD (TROY AVE)			
BUILDING	12.00'	15.96'	13.75'
1ST FLOOR PORCH	7.00'	2.74'	5.08'
2ND FLOOR PORCH	8.00'	2.74'	5.08'
3RD FLOOR PORCH	8.00'	-----	5.08'
- SIDE YARD	5.00'	3.91'	5.08'
- REAR YARD	10.00'	11.94' (1ST FLR) 10.25' (2ND FLR)	10.08'
- DORMERS			
WALL FACE BEHIND WALL	18"	-----	0.00'
MAX LENGTH ATLANTIC	10'	-----	12'-10"
MAX LENGTH ATLANTIC	10'	-----	12'-10"
MAX LENGTH SIDE	10'	-----	12'-0"
MAX % LENGTH ATLANTIC	30%	-----	58.60%
MAX % LENGTH SIDE	30%	-----	29.8%
- HVAC UNITS	4.00'	7.00' +/-	5.00'
ACCESSORY USE SETBACKS			
- SIDE YARD	5.00'	.25'	-----
- REAR YARD	3.00'	.26'	-----
MAX BLDG HEIGHT	35.00'	25.00' ±	35.00'
PARKING	4 BED=2 CARS	1 CAR	3 CARS
EXISTING NON CONFORMITY	**	VARIANCE REQUIRED	*

SITE PLAN



Date: _____

Revisions: _____

BOARD CHAIRMAN: _____

BOARD ENGINEER: _____

BOARD SECRETARY: _____

Craig F. Dothé Architect LLC
ARCHITECTS & PLANNERS
33 N. Brighton Ave. (609) 348-2236
Atlantic City, NJ 08401 Fox (609) 348-0118

Signature: _____
Date: 02.08.21
Registration #: AI 09640

NEW SINGLE FAMILY HOUSE
6700 ATLANTIC AVENUE
VENTNOR CITY, NEW JERSEY

Scale: AS NOTED

Project No.: 1740

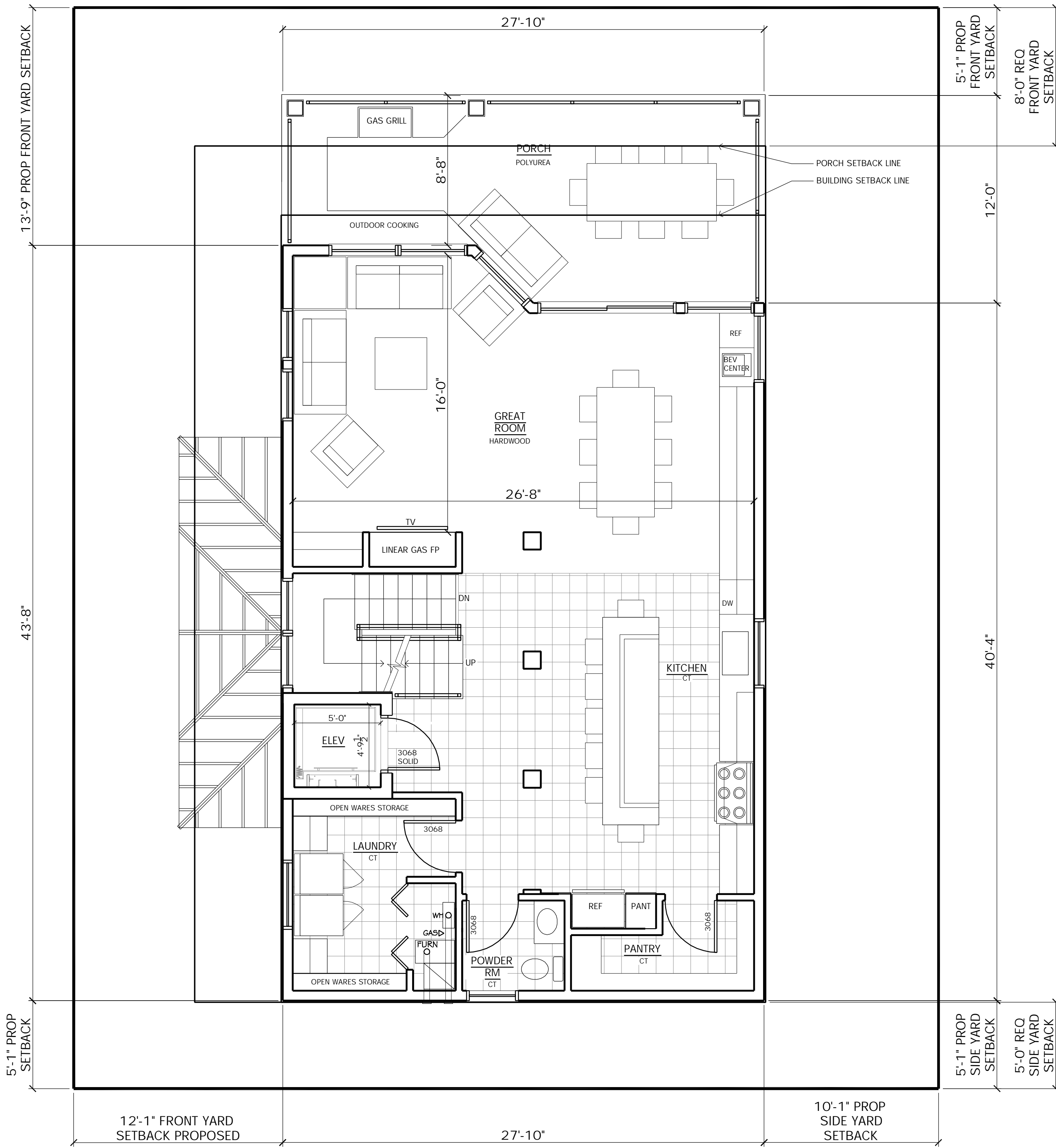
Drawn by: CFD

Date: 02.08.21

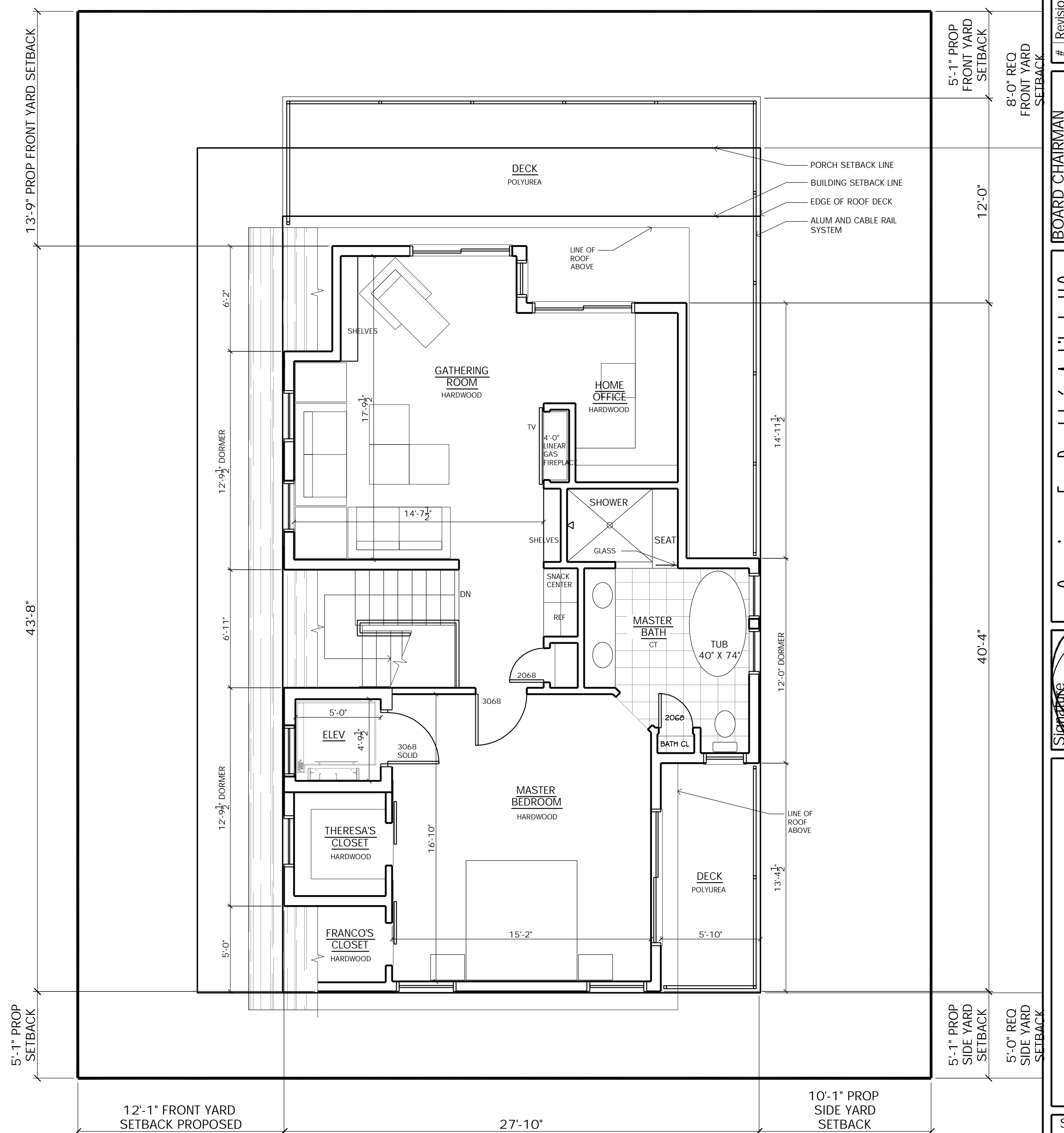
Z-0

SCALE: 1/8" = 1'-0"

FILE: 1740 - ZONING ANALYSIS.DWG, 3/10/2021 3:53 PM

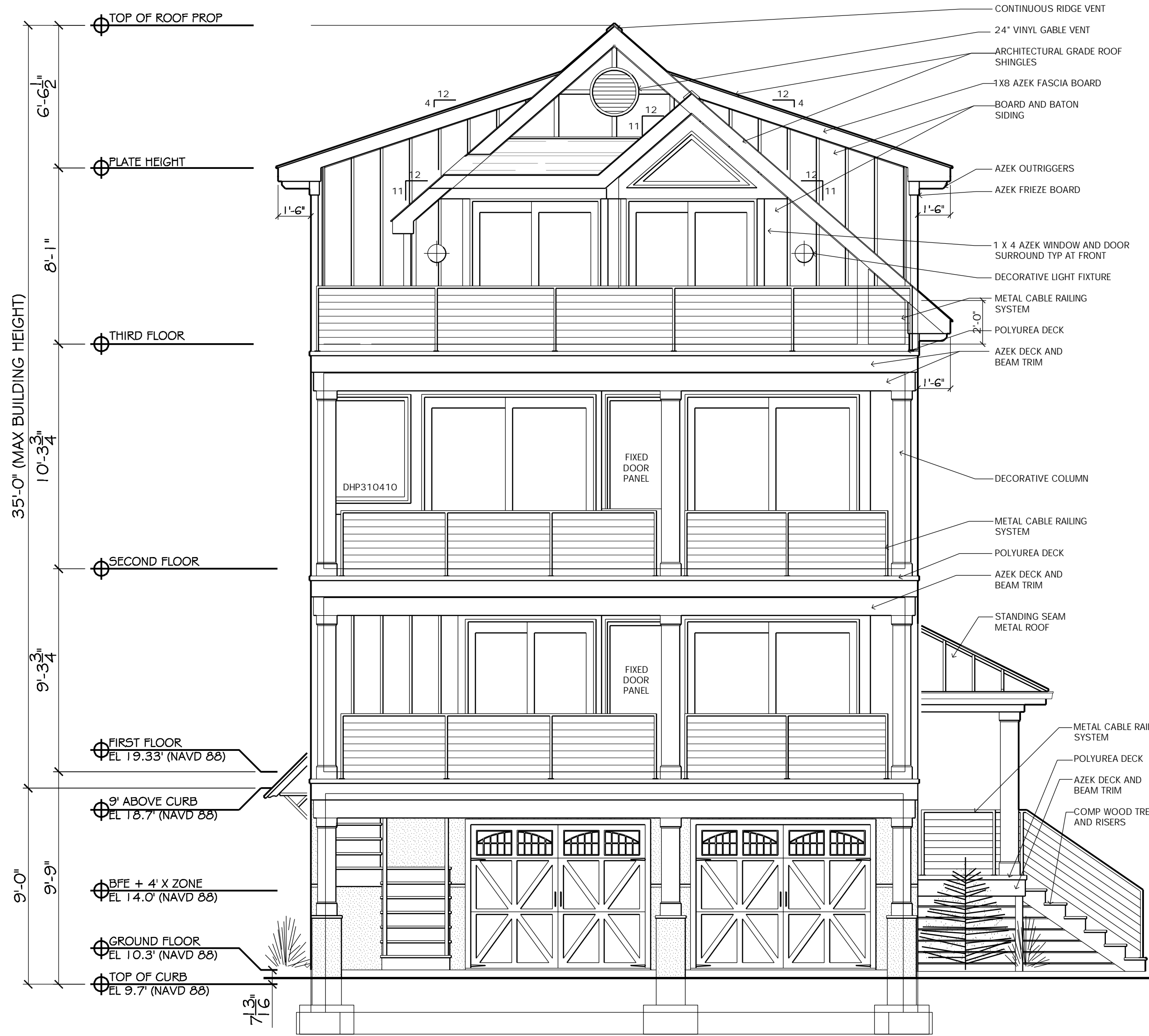


1
Z-2



2
Z-2

Date	
# Revisions	
BOARD CHAIRMAN	
BOARD ENGINEER	
BOARD SECRETARY	
Craig F. Dothé Architect LLC. ARCHITECTS & PLANNERS 33 N. Brighton Ave. (609) 348-2236 Atlantic City, NJ 08401 Fax (609) 348-0118	
Signature	02.08.21
Date	02.08.21
Registration #	AI 09640
NEW SINGLE FAMILY HOUSE 6700 ATLANTIC AVENUE VENTNOR CITY, NEW JERSEY	
Scale:	AS NOTED
Project No.:	1740
Drawn by:	CFD
Date:	02.08.21
Z-2	



TROY AVENUE ELEVATION

SCALE: 1/4" = 1'-0"

1
Z-3



ATLANTIC AVENUE ELEVATION

SCALE: 1/4" = 1'-0"

2
Z-3

Date

#	Revisions

Craig F. Dothé Architect LLC.
ARCHITECTS & PLANNERS
 33 N. Brighton Ave. (609) 348-2236
 Atlantic City, NJ 08401 Fax (609) 348-0118

Signature: [Signature]
 Date: 02.08.21
 Registration #: AI 09640

NEW SINGLE FAMILY HOUSE
6700 ATLANTIC AVENUE
VENTNOR CITY, NEW JERSEY

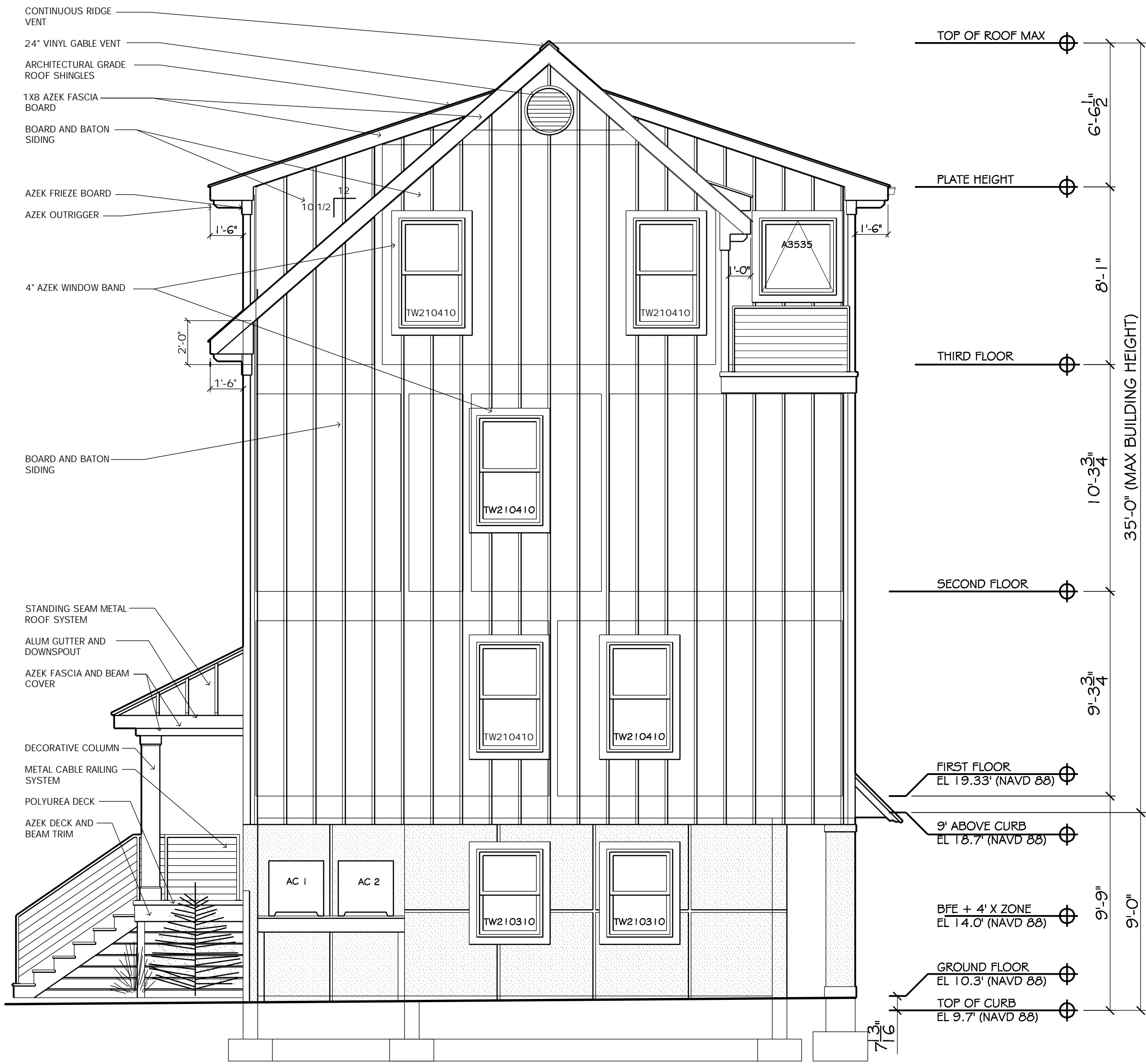
Scale: AS NOTED

Project No.: 1740

Drawn by: CFD

Date: 02.08.21

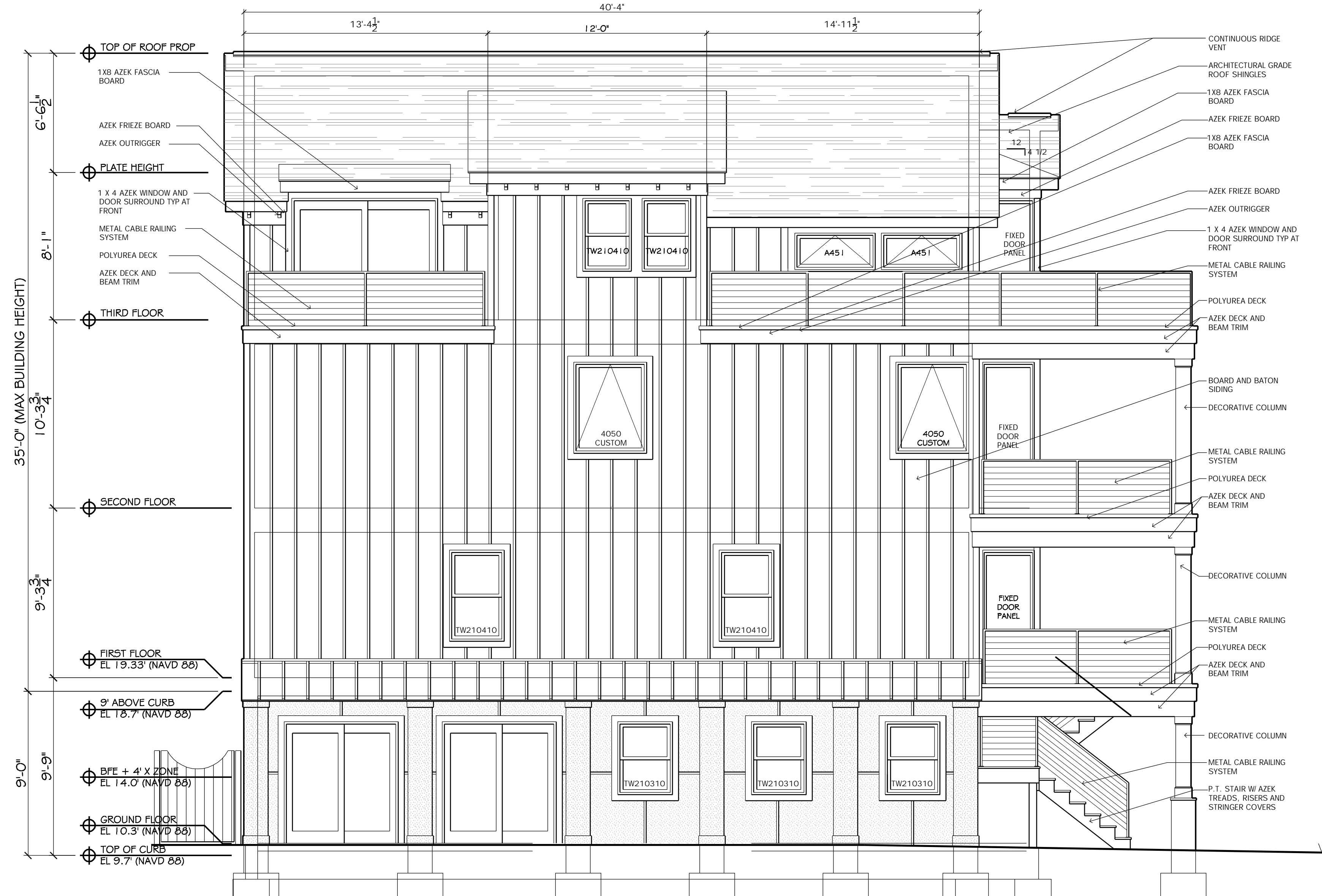
Z-3



SIDE ELEVATION

SCALE: 1/4" = 1'-0"

1
Z-4



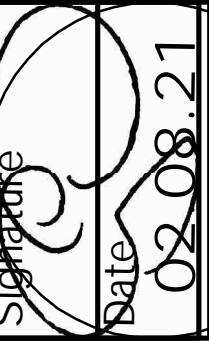
REAR ELEVATION

SCALE: 1/4" = 1'-0"

2
Z-4

FILE: 1740 - ZONING ANALYSIS.DWG, 3/10/2021 3:53 PM

Date	
#	Revisions
BOARD CHAIRMAN	
BOARD ENGINEER	
BOARD SECRETARY	
Craig F. Dothé Architect LLC. ARCHITECTS & PLANNERS 33 N. Brighton Ave. (609) 348-2236 Atlantic City, NJ 08401 Fax (609) 348-0118	

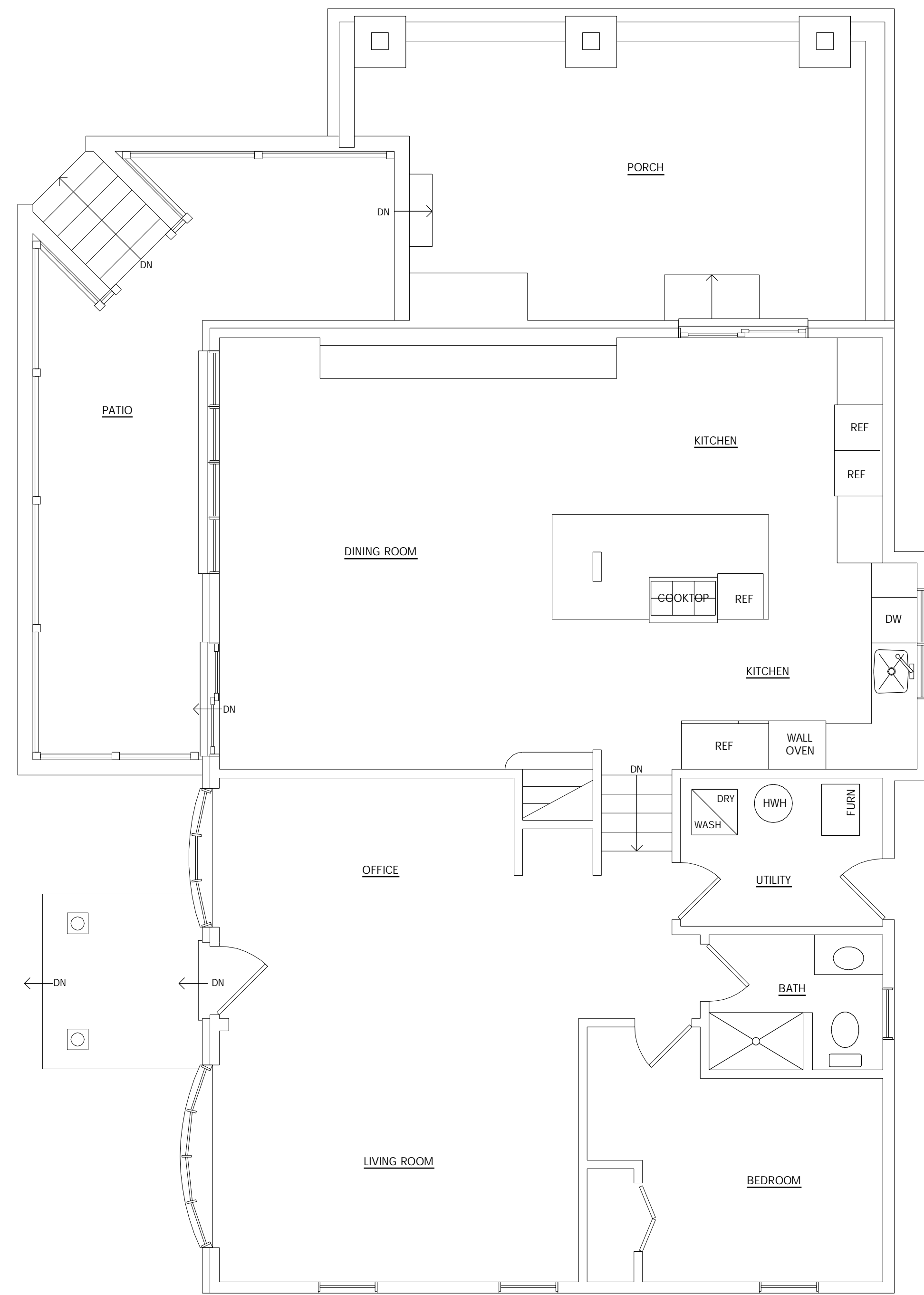
Signature: 
 Date: 02.08.21
 Registration #: AI 09640

NEW SINGLE FAMILY HOUSE
 6700 ATLANTIC AVENUE
 VENTNOR CITY, NEW JERSEY

Scale: AS NOTED
 Project No.: 1740
 Drawn by: CFD
 Date: 02.08.21

Z-4

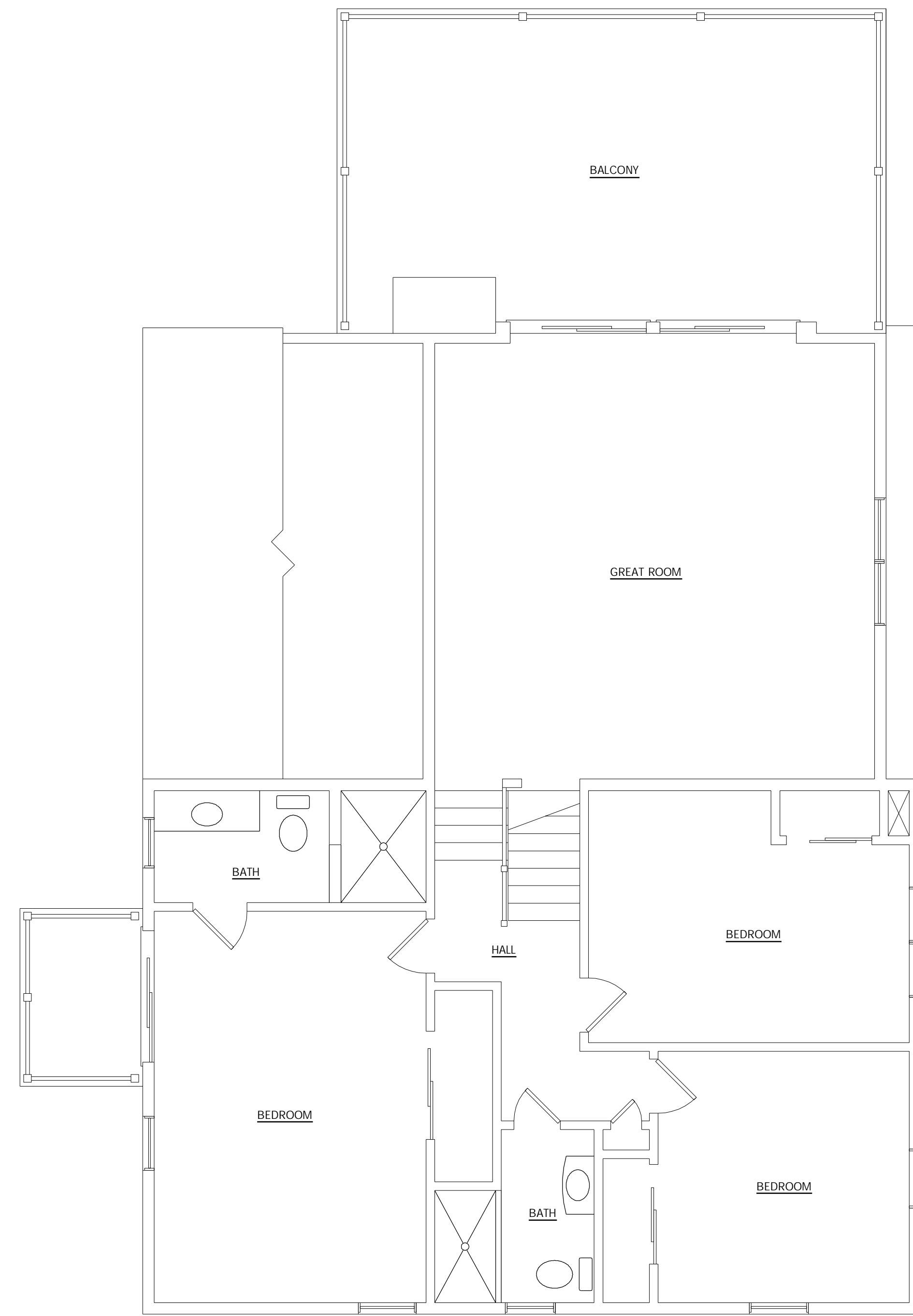
FILE: 1740 - ZONING ANALYSIS.DWG, 3/10/2021 3:53 PM



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1
EX-1



EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

2
EX-1

#	Revisions	Date

BOARD CHAIRMAN
BOARD ENGINEER
BOARD SECRETARY

Craig F. Dothé Architect LLC.
 ARCHITECTS & PLANNERS
 33 N. Brighton Ave. (609) 348-2236
 Atlantic City, NJ 08401 Fox (609) 348-0118

Signature
 State 02.08.21
 Registration # AI 09640

NEW SINGLE FAMILY HOUSE
 6700 ATLANTIC AVENUE
 VENTNOR CITY, NEW JERSEY

Scale: AS NOTED

Project No.: 1740

Drawn by: CFD

Date: 02.08.21

EX-1



TROY AVENUE ELEVATION

SCALE: 1/4" = 1'-0"

1
EX-2



ATLANTIC AVENUE ELEVATION

SCALE: 1/4" = 1'-0"

2
EX-2

#	Revisions	Date

BOARD CHAIRMAN
BOARD ENGINEER
BOARD SECRETARY

Craig F. Dothé Architect LLC.
ARCHITECTS & PLANNERS
33 N. Brighton Ave.
Atlantic City, NJ 08401
(609) 348-2236
Fox (609) 348-0118

Signature
Date 02.08.21
Registration # AI 09640

NEW SINGLE FAMILY HOUSE
6700 ATLANTIC AVENUE
VENTNOR CITY, NEW JERSEY

Scale: AS NOTED

Project No.: 1740

Drawn by: CFD

Date: 02.08.21

EX-2