

### 200'-0" PROPERTY OWNERS LIST

Retig, Joyce E, -Tr & Sylvia, Friedm 536 Sprague Rd Penn Valley, PA 19072	Sanchez, D & I, Sanchez, C 405 Dahlia St. Northfield, NJ 08225	32 S. Richards Ave Condominium Assn 2022 Shunk St. Philadelphia, PA 19145
Cozza, Louis T. & Martina 12808 Galdi Lane Philadelphia, PA 19154	Scrudato, Michael Etals 505 Ash Ct C/O Kelly Haag Teleford, PA 18969	Sichel, Joel & Welsh, Fern 32 S. Richards Ave #1 Ventnor, NJ 08406
Borda, Frank & Theresa 4365 County Line Rd Chalfont, PA 18914	Borda, Frank & Teresa 4365 County Line Rd Chalfont, PA 18914	Bitterman, Michael A 35 William Penn Dr Schwenksville, PA 19473
Denish, Adam & Andrea 214 Cedar Rd Elkins Park, PA 19027	Borda, Frank & Teresa 4365 County Line Rd Chalfont, PA 18914	20 S. Richards Ave Condo Assn 20 S. Richards Ave Ventnor, NJ 08406
Grasso, Samuel & Maria 200 Cemetary Rd Mt Laurel, NJ 08054	Tavella, Gary & Susan 6116 Calvert Ave Ventnor, NJ 08406	Lash, Jack & Julie 4169 Remo Crescent Road Bensalem, PA 19020
Tomei, Mario Trust 100 S. Richards Ave Ventnor, NJ 08406	Khan, Mohammad Usman 407 Cresson Ave Galloway, NJ 08205	HC Management Group LLC 20 S. Richards Ave #3 Ventnor, NJ 08406
Probe, Timothy L 5 Springhill Rd Mantua, NJ 08051	Creactiva Inc. 139 Los Padres Dr. Thousand Oaks, CA 91361	Heinz Barbara 20 S. Richards Ave, #3 Ventnor, NJ 08406
Mungcal, Dante & Cynthia 55 Seaside Ct Margate, NJ 08402	Creactiva Inc. 139 Los Padres Dr. Thousand Oaks, CA 91361	Port, Joel Alan & Tamar J 1420 Locust St Apt #34k Philadelphia, PA 19102
Smith, Daniel J 9 N. Richards Ave Ventnor, NJ 08406	Plotnick, Fredric L 261 Old York Rd. #732 Jenkintown, PA 19046	Hymson, Robin 55 Stonyford Road Holland, PA 18966
Borland, Christine R 1901 5th Ave East, #2115 Tuscaloosa, AL 35401	Klapper, Jeremy & Genna 400 9th St. 3k Hoboken, NJ 07030	Unknown owner @ City Hall 6201 Atlantic Ave Ventnor, NJ 08406
Semergides, Nicholas & Kerlake 6705 Atlantic Ave. 2nd Fl Ventnor, NJ 08406	Seitchik, Betsy & Matthew (Trust) 536 Olivia Way Lafayette Hill, PA 19444	Pingrelli, Christine 130 Carli Drive Broomall, PA 19008
Hoffman, John L 6707 Atlantic Ave Ventnor, NJ 08406	Vurgason, Bryan & Berbecaru, Ioana PO Box 4726 Cherry Hill, NJ 08034	Bierwirth, Arthur & Heuer, Monica 2244 Christian St Philadelphia, PA 19146
Lawrence, Matthew W 1960 Superfine Ln #78 Wilmington, DE 19802	James, Louis F. & Cheryl L. 1220 Stongs Lane Ambler, PA 19002	Conective Real Estate Department 5100 Harding Highway Suite 399 Mays Landing, NJ 08330
Rush, Debbi 21 S. Richards Ave. Ventnor, NJ 08406	Bebecaru, Anna PO Box 2150 Ventnor, NJ 08406	Atlantic County Utilities Authority PO Box 996 Pleasantville, NJ 08232
Ritter, Paul M, & Silvana 19 S. Richards Avenue Ventnor, NJ 08406	Finkle Edward 24 S. Richards Ave. Ventnor, NJ 08406	Comcast Cable 901 Leeds Ave Absecon, NJ 08201
Switonska, Wanda B 79 Basin Rd Hammonton, NJ 08037	Hoffman, Steven & Jodi 29 Stags Leap Ct Pikeville, MD 21208	SJ Gas Company 1 South Jersey Plaza Rte. 54 Folsom, NJ 08037
Spagnola, John R and Janet A 18 S. Troy Ave Ventnor, NJ 08406	Brook, Nancy & William 526 Tabor Ave South Hampton, PA 18966	
Agostinelli, Vincent; Mammucari, S 20 S. Troy Ave. Ventnor, NJ 08406	Gould, Jacob S. 112 Edgewater CT Quakertown, PA 18951	

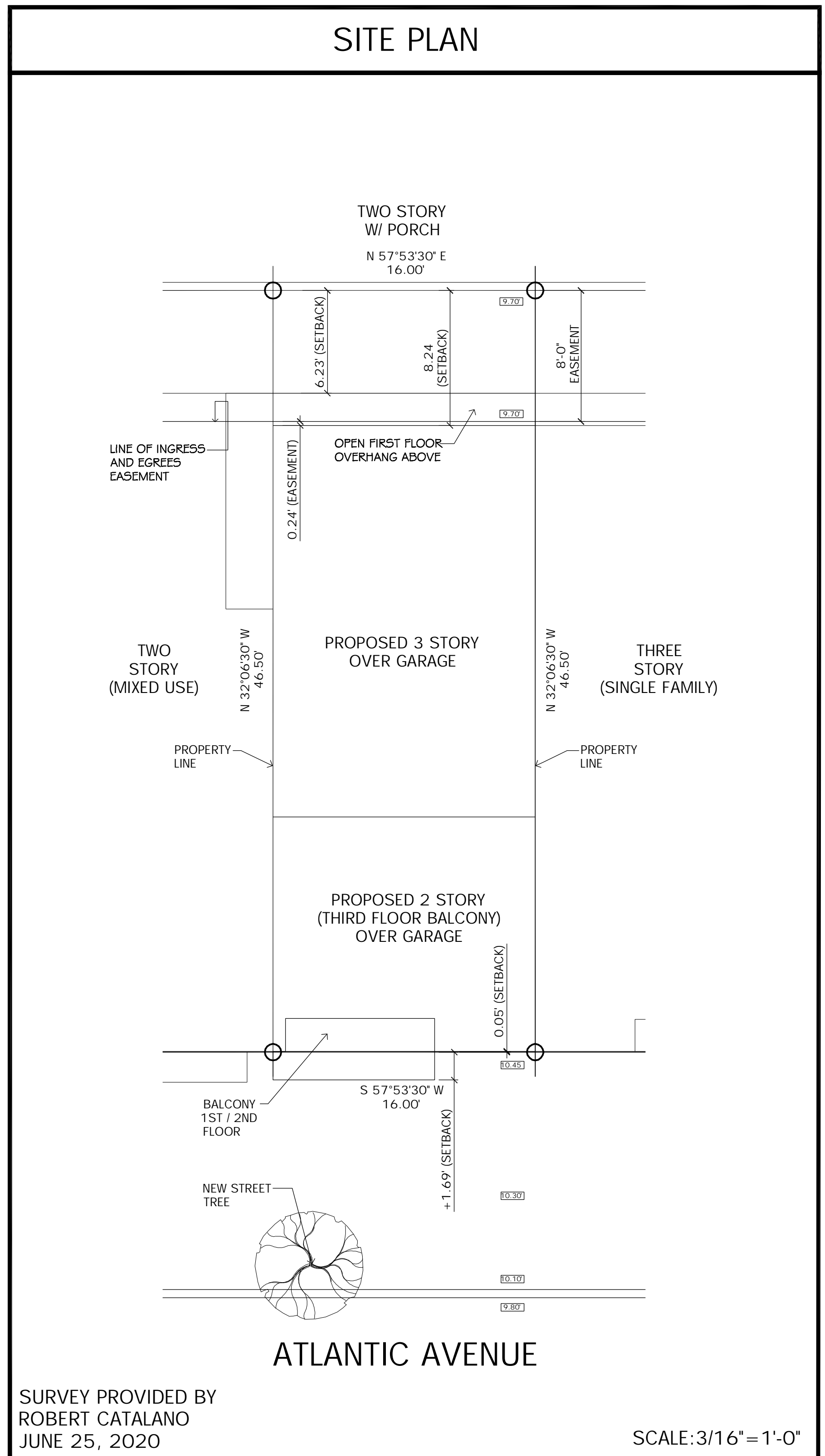


### ZONING ANALYSIS

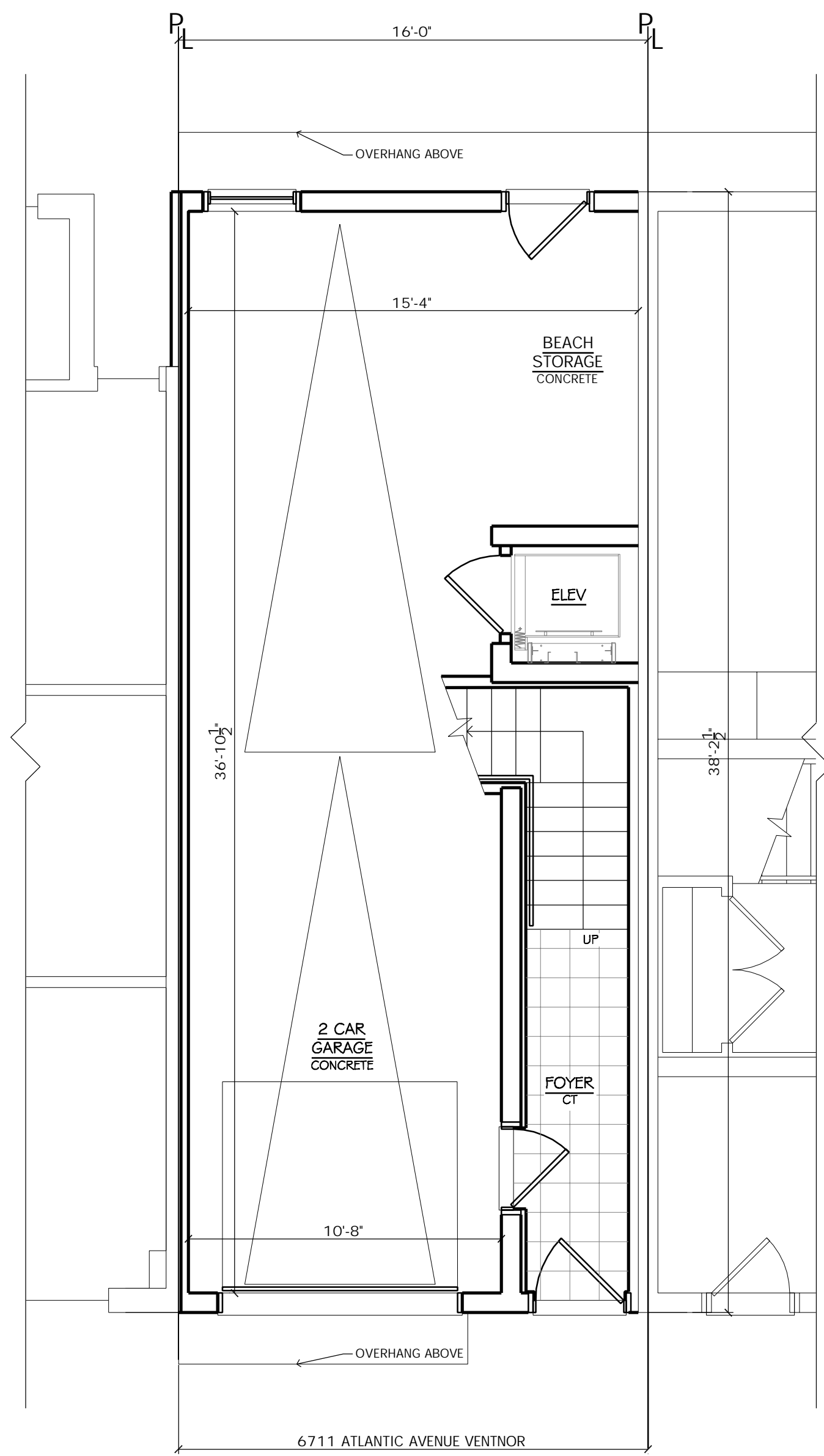
**APPLICANT:** FRANCO BORDA  
**SITE LOCATION:** 6711 ATLANTIC AVENUE, VENTNOR CITY, NJ  
**LOT AND BLOCK:** LOT 2 & BLOCK 75  
**ZONING DISTRICT:** R-7  
**EXISTING USE:** 2 STORY (MIXED USE STRUCTURE)  
**PROPOSED USE:** 3 STORY (SINGLE FAMILY) OVER PARKING

DESCRIPTION	REQUIRED	EXISTING		PROPOSED	
USE		MIXED	**	SF - ATTACHED	
MIN LOT AREA	2,000 SF	744 SF	**	744 SF	**
MIN LOT WIDTH	32.00'	16.00'	**	16.00'	**
MIN LOT DEPTH	62.50'	46.50'	**	46.50'	**
COVERAGE					
BUILDING	55 %	79.97 %	**	82.79 %	*
LOT	75 %	100.00 %	**	100.00 %	*
SETBACKS					
FRONT YARD	12.00'	0.05' (BLDG) + 1.74' (BAY)	**	0.05' (BLDG) + 1.69' (DECK)	*
SIDE YARD	4.00'	0.00'	**	0.00'	*
SIDE YARD	4.00'	0.00'	**	0.00'	*
REAR YARD	12.00'	8.24' (1ST FLR) 6.23' (2ND FLR)	**	8.24' (1ST FLR) 6.23' (3RD FLR)	*
MAX BLDG HEIGHT	31.00'	22'-0"		33'-9"	*
PARKING	1.8 / BED 4.5 / 1000 SF	6 CAR REQUIRED 0 PROVIDED	**	3 BEDS = 2 CARS 2 CARS PROVIDED	

EXISTING NON CONFORMITY \*\*      VARIANCE REQUIRED \*

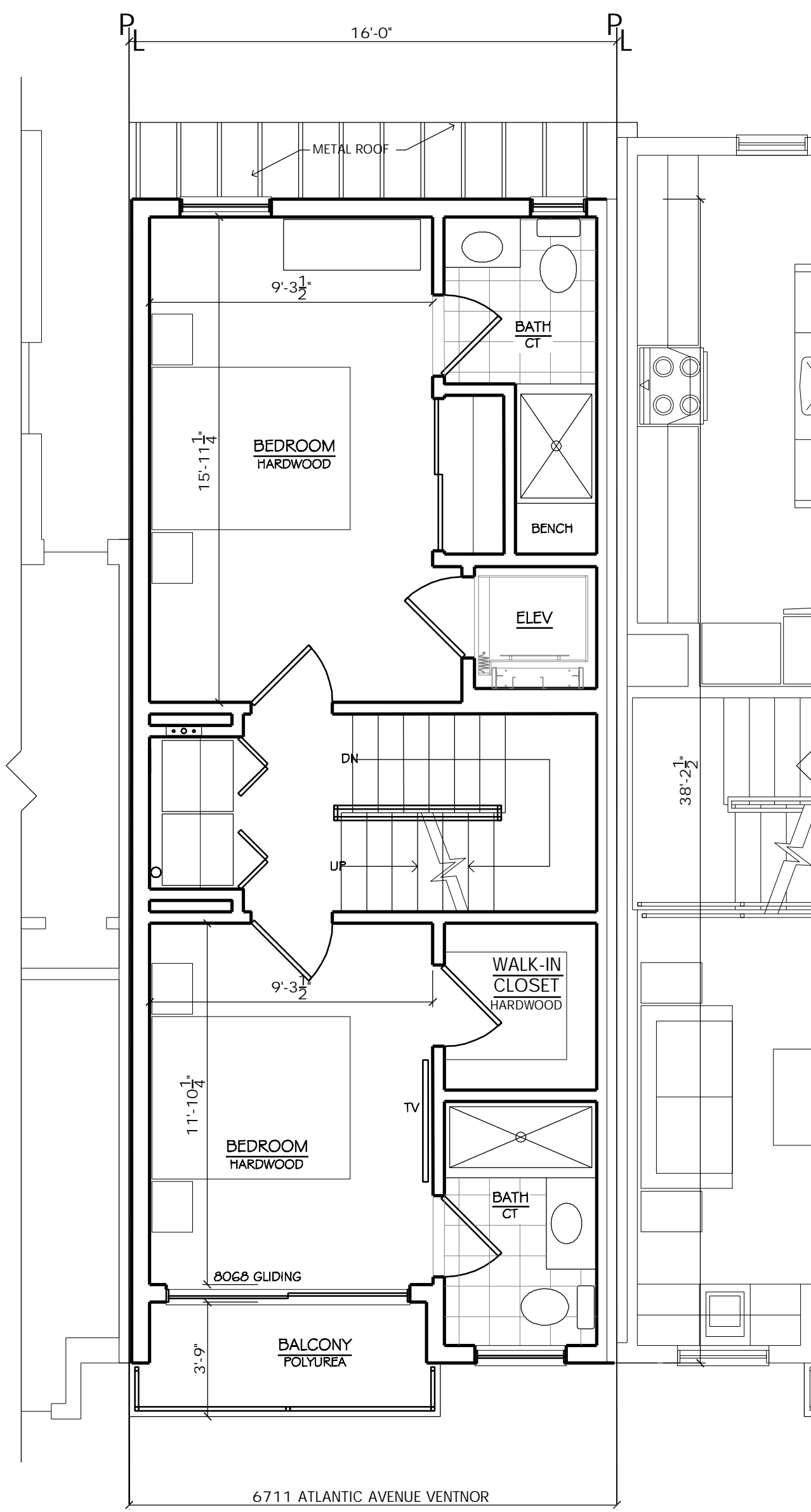


Date: _____ # Revisions: _____ Consultant: _____	Craig F. Dothé Architect LLC. ARCHITECTS & PLANNERS 33 N. Brighton Ave. Atlantic City, NJ 08401 (609) 348-2236 Fax (609) 348-0118
<b>NEW SINGLE FAMILY HOME</b> <b>6711 ATLANTIC AVENUE</b> <b>VENTNOR CITY, N.J. 08406</b>	
Scale: AS NOTED Project No.: 2021-22 Drawn by: PENZA Date: 10.06.21	
Z-0	



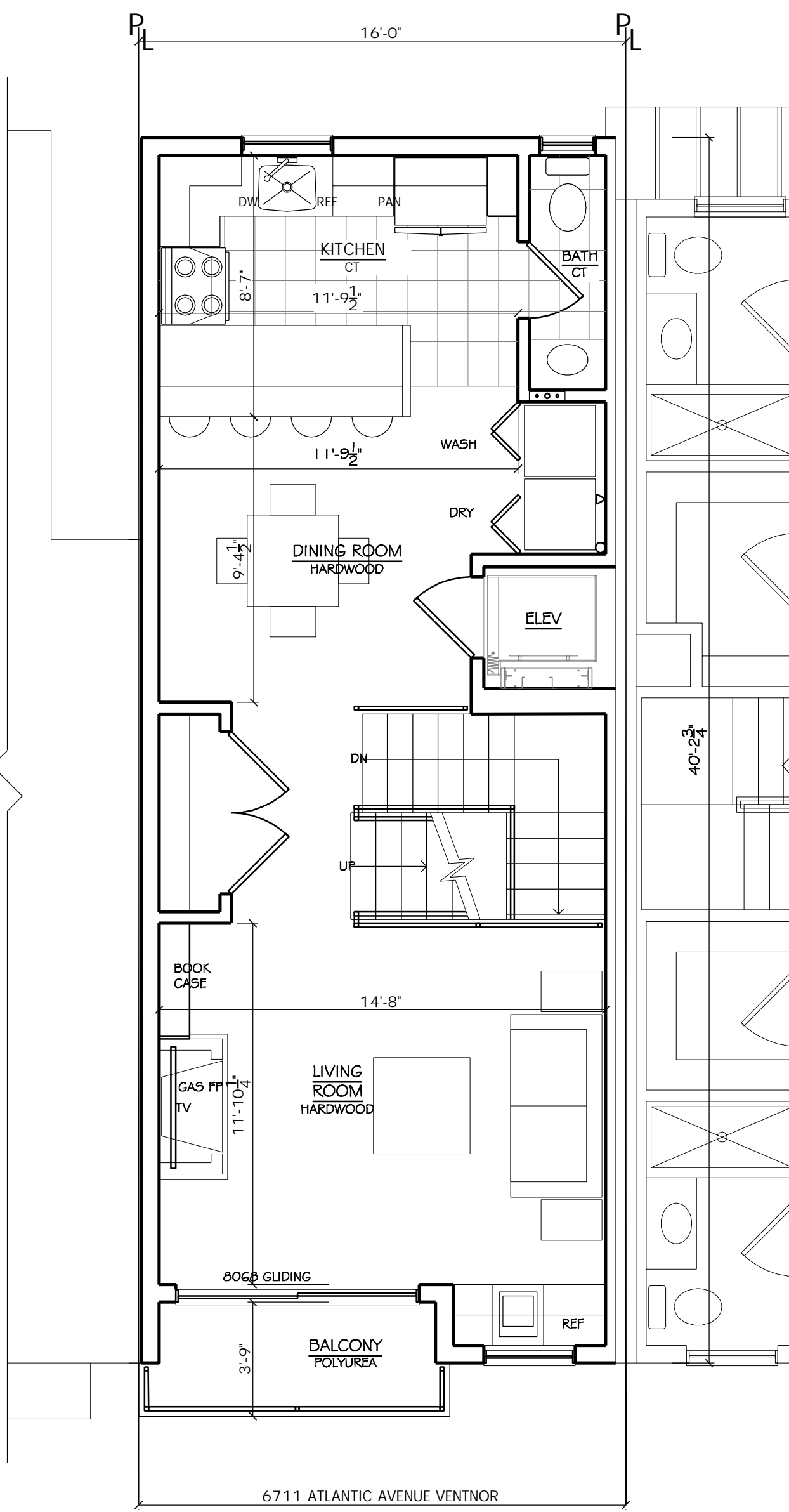
**GROUND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

1  
Z-1



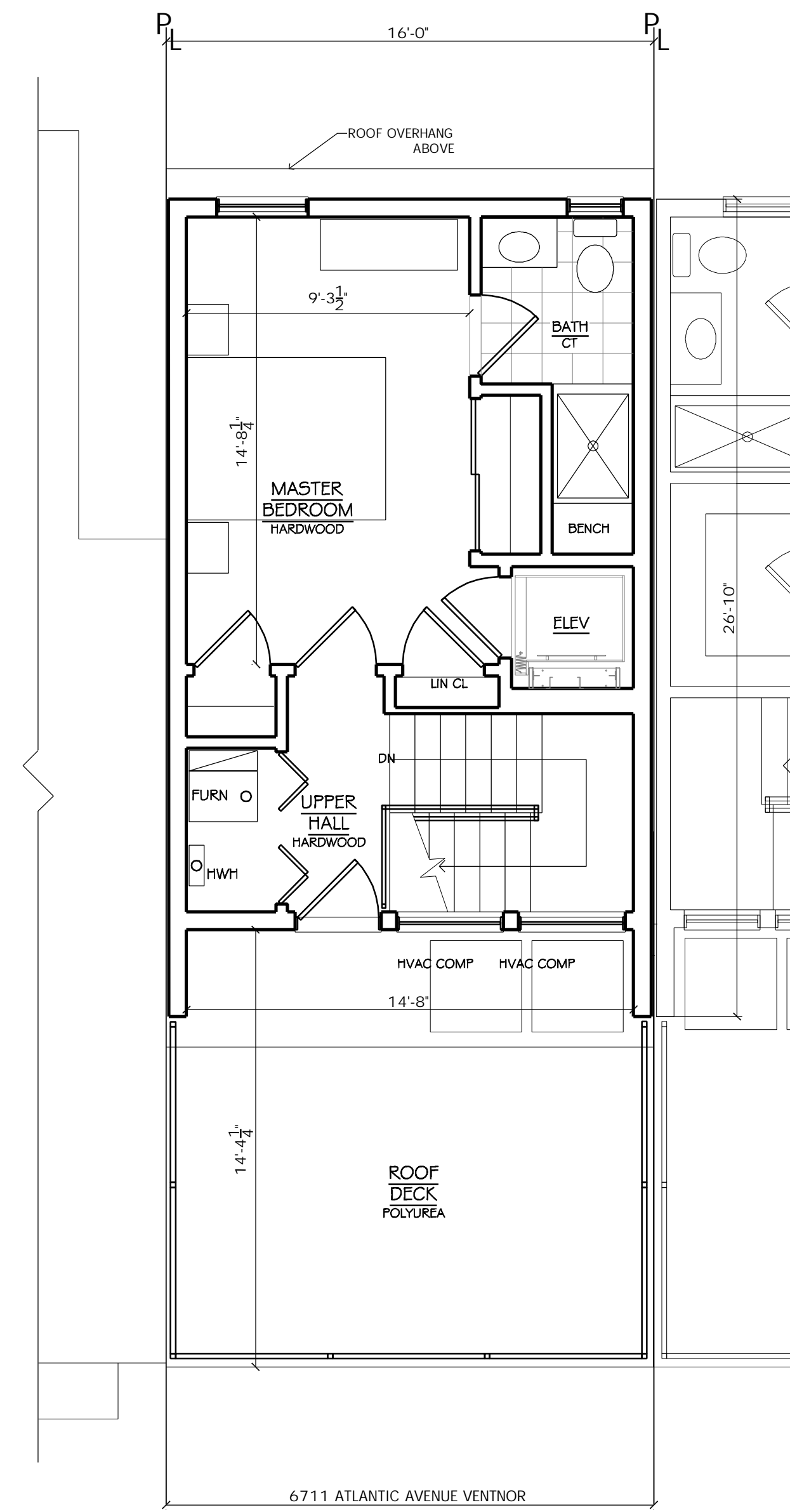
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

2  
Z-1



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

3  
Z-1



**THIRD FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

4  
Z-1

#	Revisions	Date

Consultant

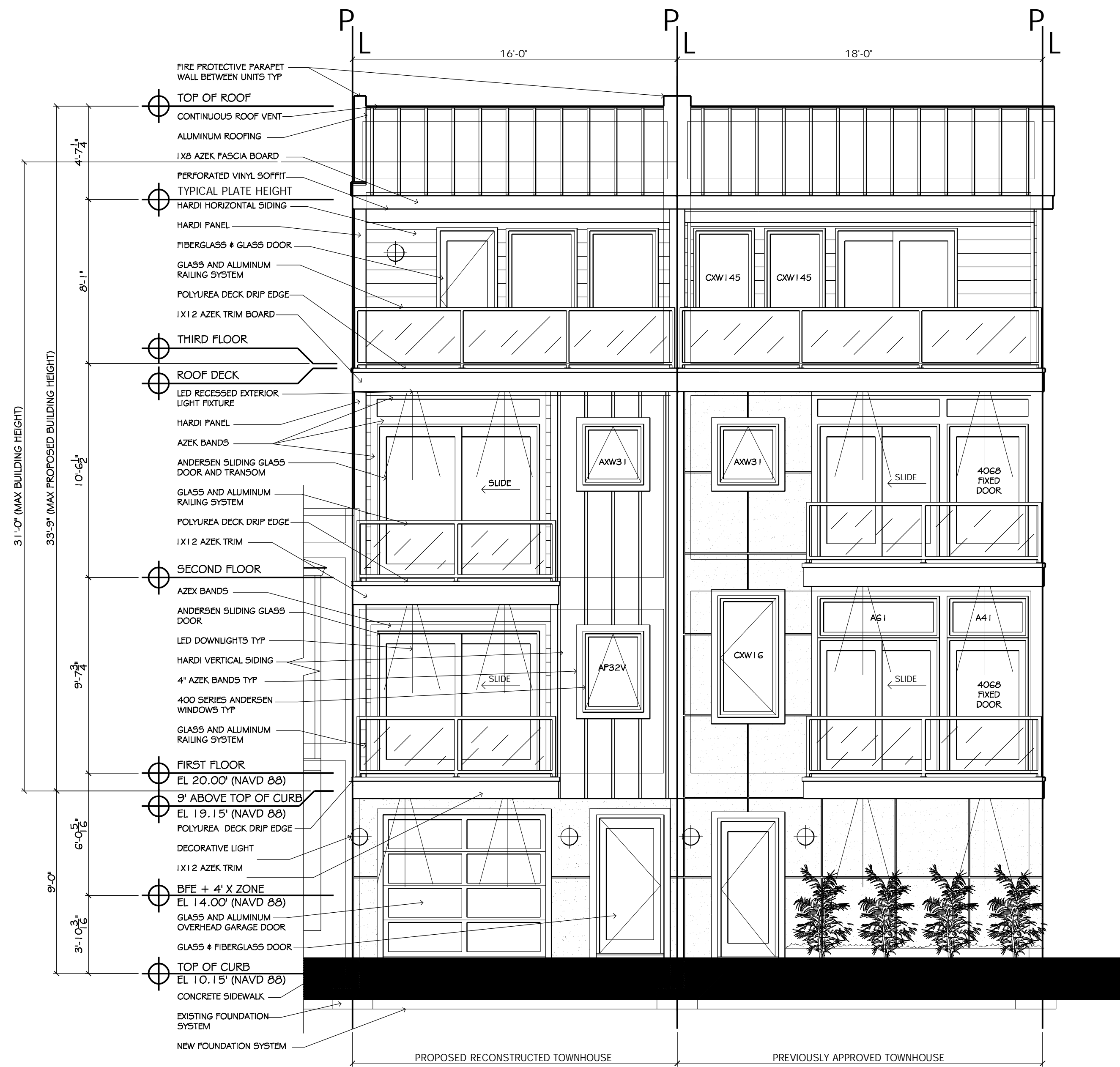
**Craig F. Dothé Architect LLC.**  
ARCHITECTS & PLANNERS  
33 N. Brighton Ave. (609) 348-2236  
Atlantic City, NJ 08401 Fox (609) 348-0118

Signature: [Signature]  
Date: 10.06.21  
Registration #: AL09640

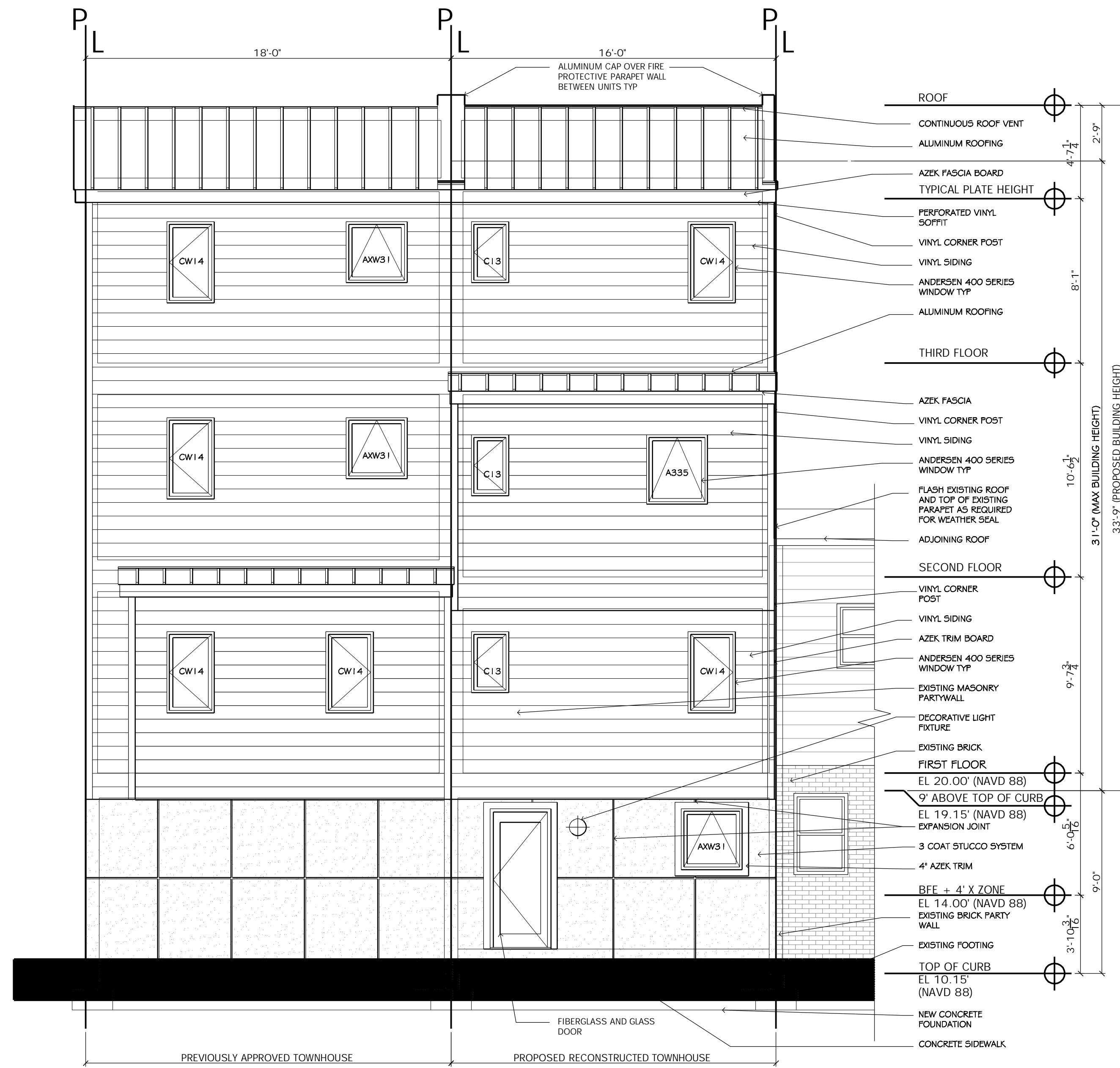
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6711 ATLANTIC AVENUE  
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**Z-1**



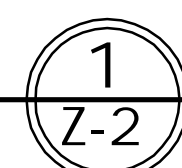
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

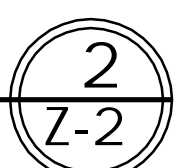
FRONT ELEVATION

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



REAR ELEVATION

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



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Z-2



