

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. Phila, 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	Port, Joel Alan & Tamar J 1420 Locust St Apt#34K Philadelphia, PA 19102
Tomei, Mario Trust 100 S. Richards Ave Ventnor, NJ 08406	Khan, Mohammad Usman 407 Cresson Ave Galloway, NJ 08205	Plotnick, Bruce & Susan 825 MacClesfield Rd. Furlong, PA 18925
Probe, Timothy L 5 Springhill Rd Mantua, NJ 08051	Creactiva Inc. 139 Los Padres Dr. Thousand Oaks, CA 91361	Brown, Neil & Cohen, Rachel 6803 Atlantic Ave Ventnor, NJ 08406
Diblanca, Joseph P & Suzanne 414 Merlin Road Newtown Square, PA	Creactiva Inc. 139 Los Padres Dr. Thousand Oaks, CA 91361	Hymson, Robin 55 Stoneyford Road Holland, PA 18966
Mungcal, Dante & Cynthia 55 Seaside Ct Margate, NJ 08402	Plotnick, Fredric L 261 Old York Rd. #732 Jenkintown, PA 19046	Unknown owner @ City Hall 6201 Atlantic Ave Ventnor, NJ 08406
Smith, Daniel J 9 N. Richards Ave Ventnor, NJ 08406	Klapper, Jeremy & Genna 400 9th St. 3k Hoboken, NJ 07030	Pingrelli, Christine 130 Carli Drive Broomall, PA 19008
Borland, Christine R 1901 5th Ave East, #2115 Tuscaloosa, AL 35401	Seitchik, Betsy & Matthew (Trust) 536 Olivia Way Lafayette Hill, PA 19444	Conective Real Estate Department 5100 Harding Highway Suite 399 Mays Landing, NJ 08330
Semergides, Nicholas & Keriake 6705 Atlantic Ave. 2nd Fl Ventnor, NJ 08406	Vurgason, Bryan & Berbecaru, Ioana PO Box 4726 Cherry Hill, NJ 08034	Atlantic County Utilities Authority PO Box 996 Pleasantville, NJ 08232
Hoffman, John L 6707 Atlantic Ave Ventnor, NJ 08406	James, Louis F. & Cheryl L. 1220 Stongs Lane Ambler, PA 19002	Comcast Cable 901 Leeds Ave Absecon, NJ 08201
Lawrence, Matthew W 1960 Superfine Ln #78 Wilmington, DE 19802	Bebecaru, Anna PO Box 2150 Ventnor, NJ 08406	SJ Gas Company 1 South Jersey Plaza Rte. 54 Folsom, NJ 08037
Rush, Debbi 21 S. Richards Ave. Ventnor, NJ 08406	Finkle Edward 24 S. Richards Ave. Ventnor, NJ 08406	
Ritter, Paul M, & Silvana 19 S. Richards Avenue Ventnor, NJ 08406	Hoffman, Steven & Jodi 29 Stags Leap Ct Pikeville, MD 21208	
Switonska, Wanda B 79 Basin Rd Hammonont, NJ 08037	Brook, Nancy & William 526 Tabor Ave South Hampton, PA 18966	
Spagnola, John R and Janet A 18 S. Troy Ave Ventnor, NJ 08406	Gould, Jacob S. 112 Edgewater CT Quakertown, PA 18951	
Agostinelli, Vincent; Mammucari, S 20 S. Troy Ave. Ventnor, NJ 08406		

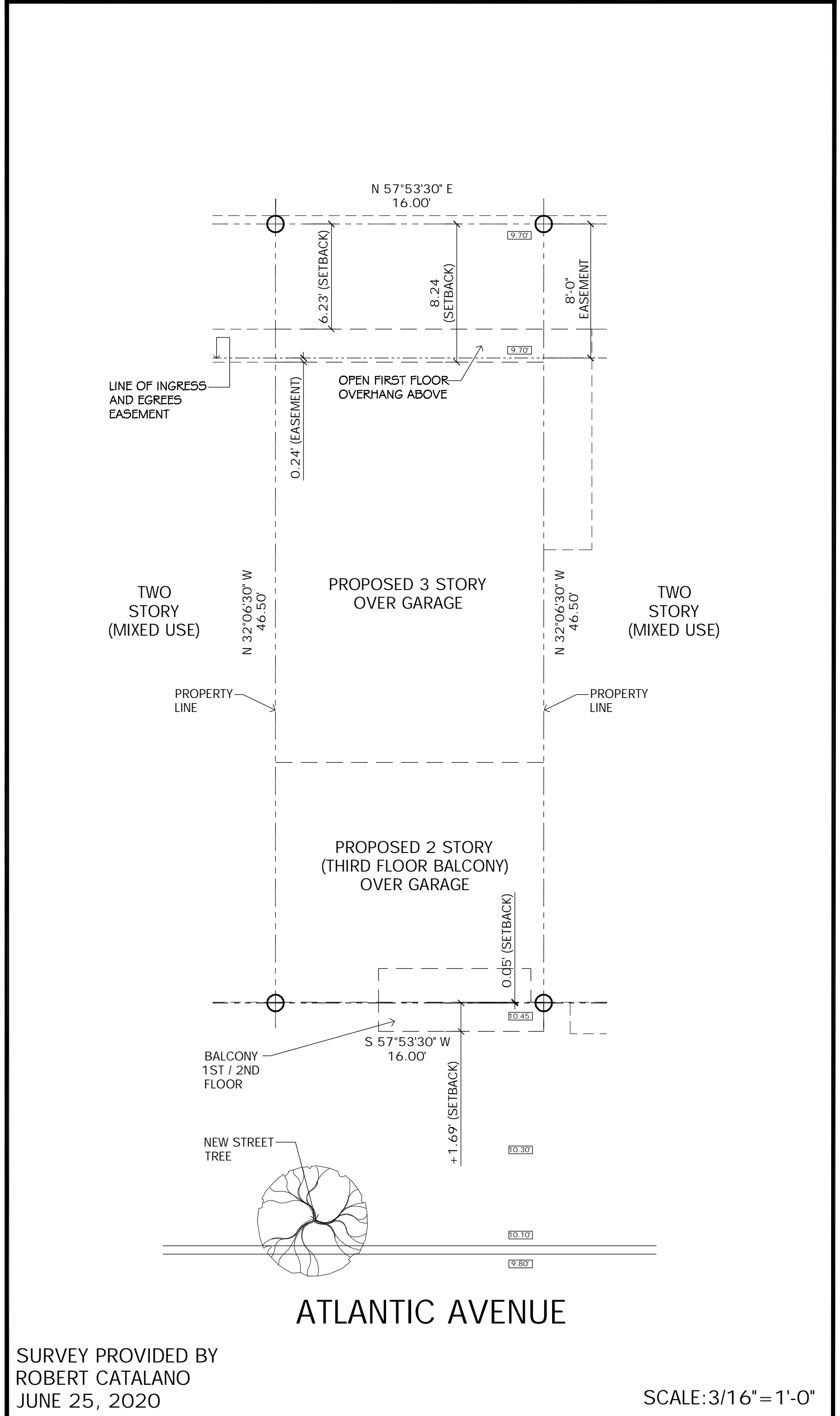
AERIAL VIEW (NEIGHBORHOOD)



ZONING ANALYSIS

APPLICANT: GARY TAVELLA SITE LOCATION: 6713 ATLANTIC AVENUE, VENTNOR CITY, NJ LOT AND BLOCK: LOT 3 & BLOCK 75 ZONING DISTRICT: R-7 EXISTING USE: 2 STORY (DUPLEX) PROPOSED USE: 3 STORY (SINGLE FAMILY) OVER PARKING			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
USE		DUPLEX	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 LOT	55 % 75 %	79.97 % 100.00 %	82.79 % * 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 CAR REQUIRED 0 PROVIDED **	3 BEDS = 2 CARS 2 CARS PROVIDED
EXISTING NON CONFORMITY **		VARIANCE REQUIRED *	

SITE PLAN



Date: _____

Revisions: _____

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

State: NJ
Date: 11.08.21
Registration #: AL09640

NEW TOWNHOUSE LOCATED AT: 6713 ATLANTIC AVENUE, VENTNOR, NJ. 08406

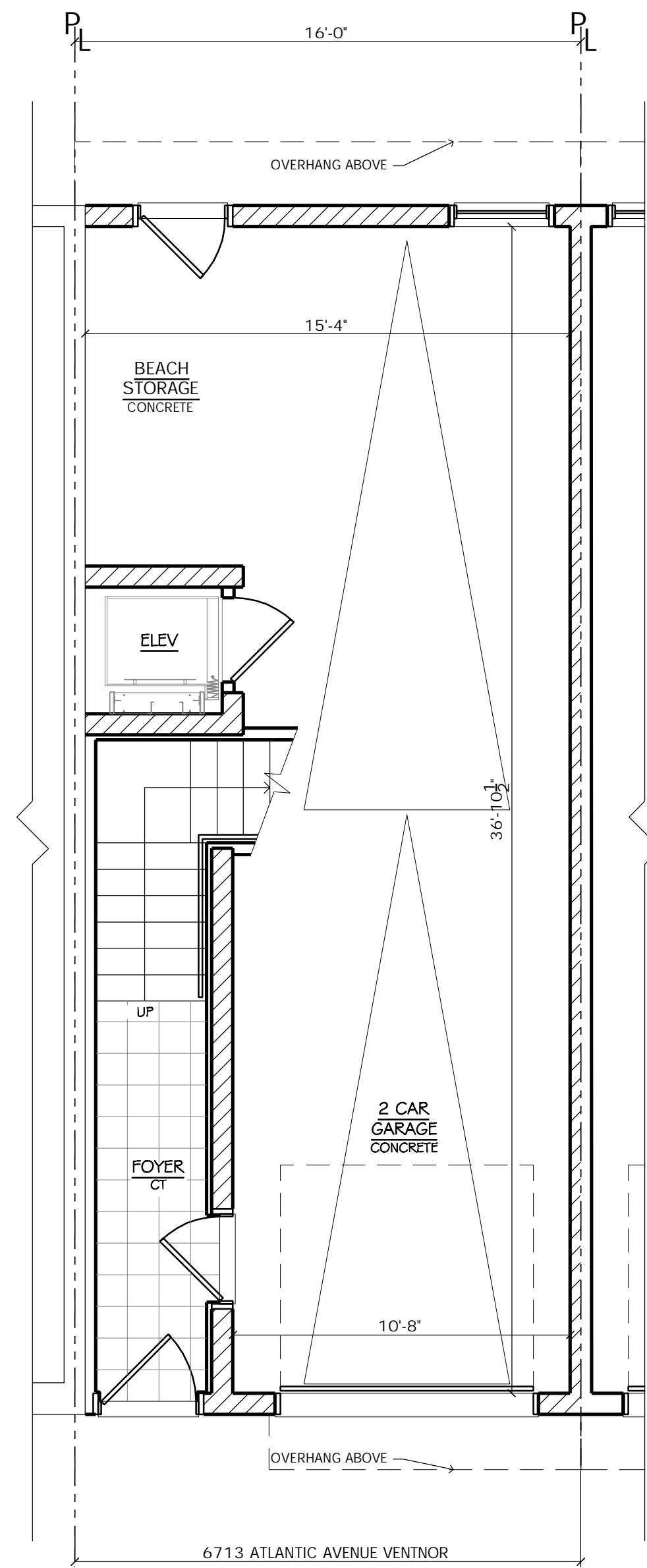
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Project No.: 2021-24

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Date: 11.08.21

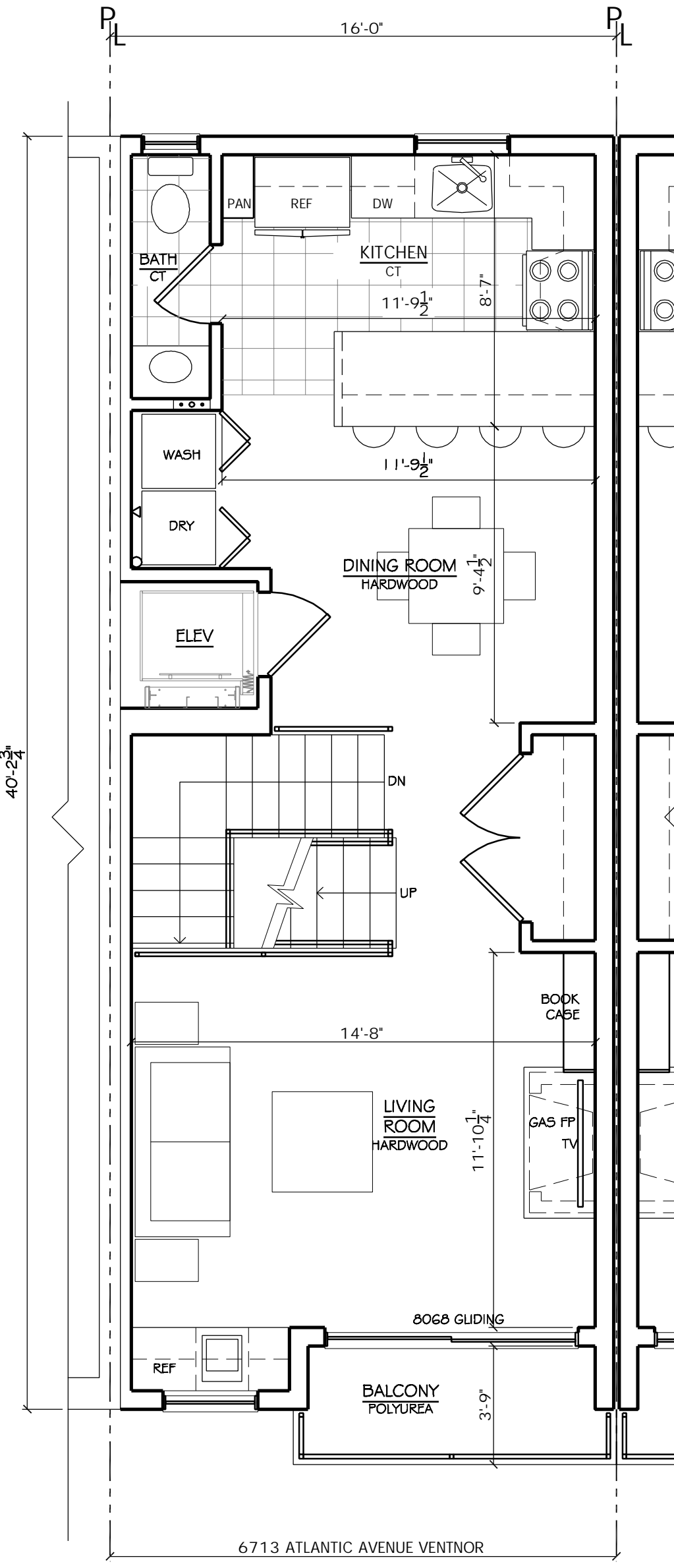
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GROUND FLOOR PLAN

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

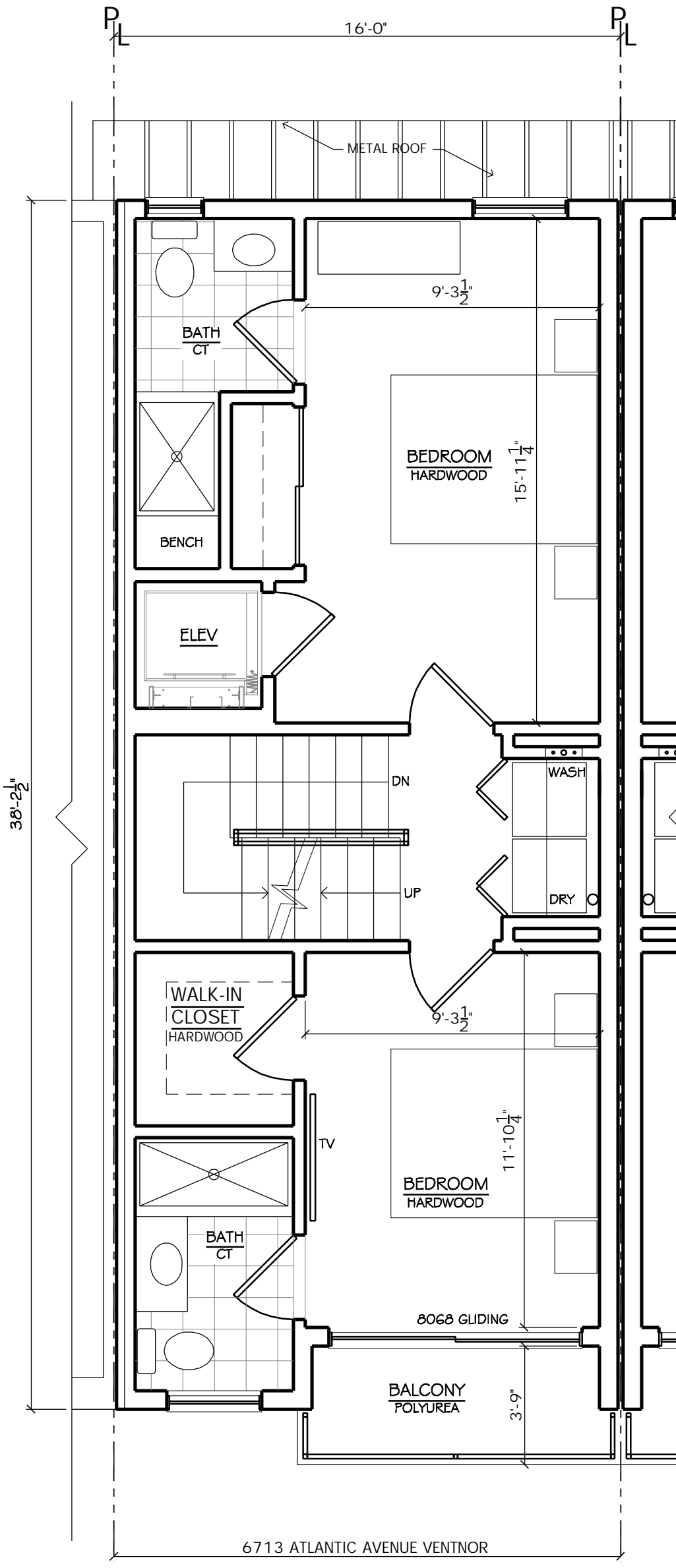
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FIRST FLOOR PLAN

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

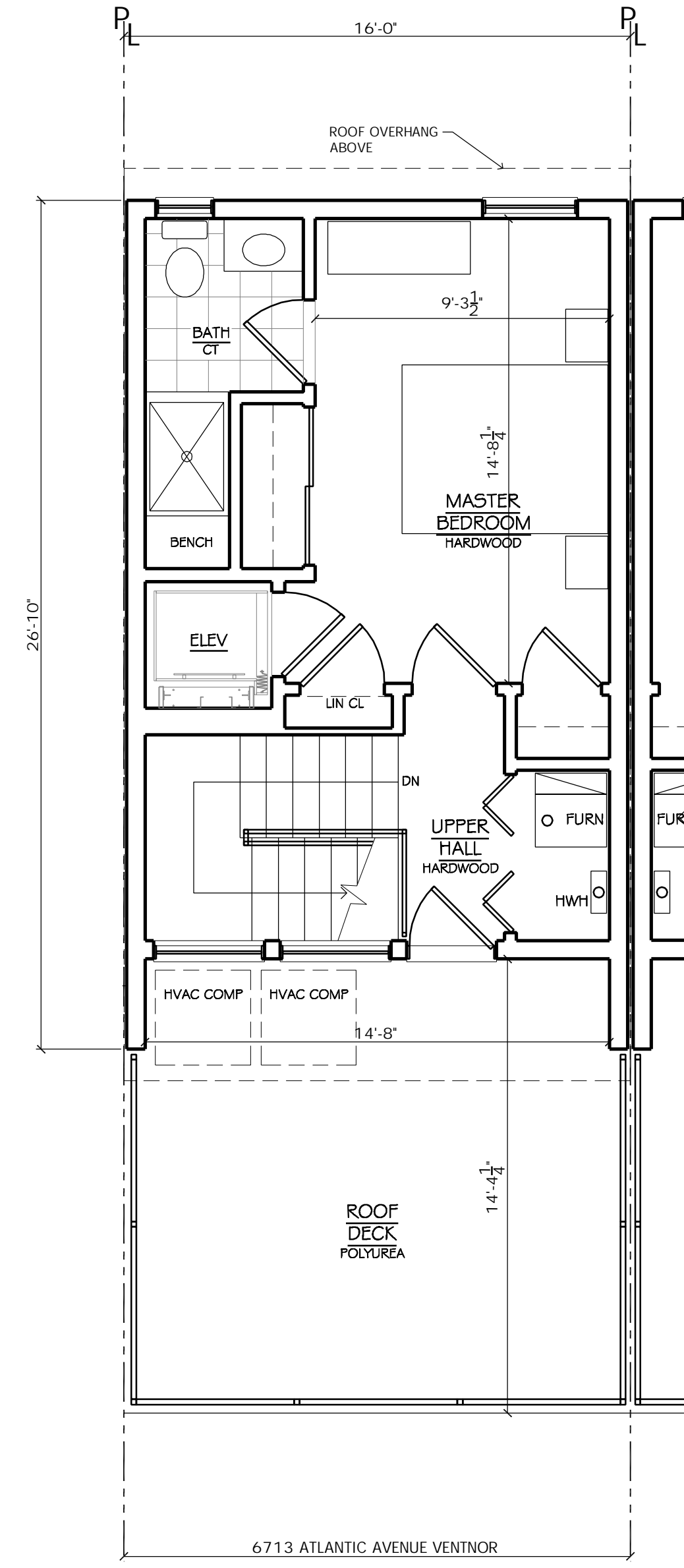
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SECOND FLOOR PLAN

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

3
Z-1



THIRD FLOOR PLAN

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

4
Z-1

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Stamp
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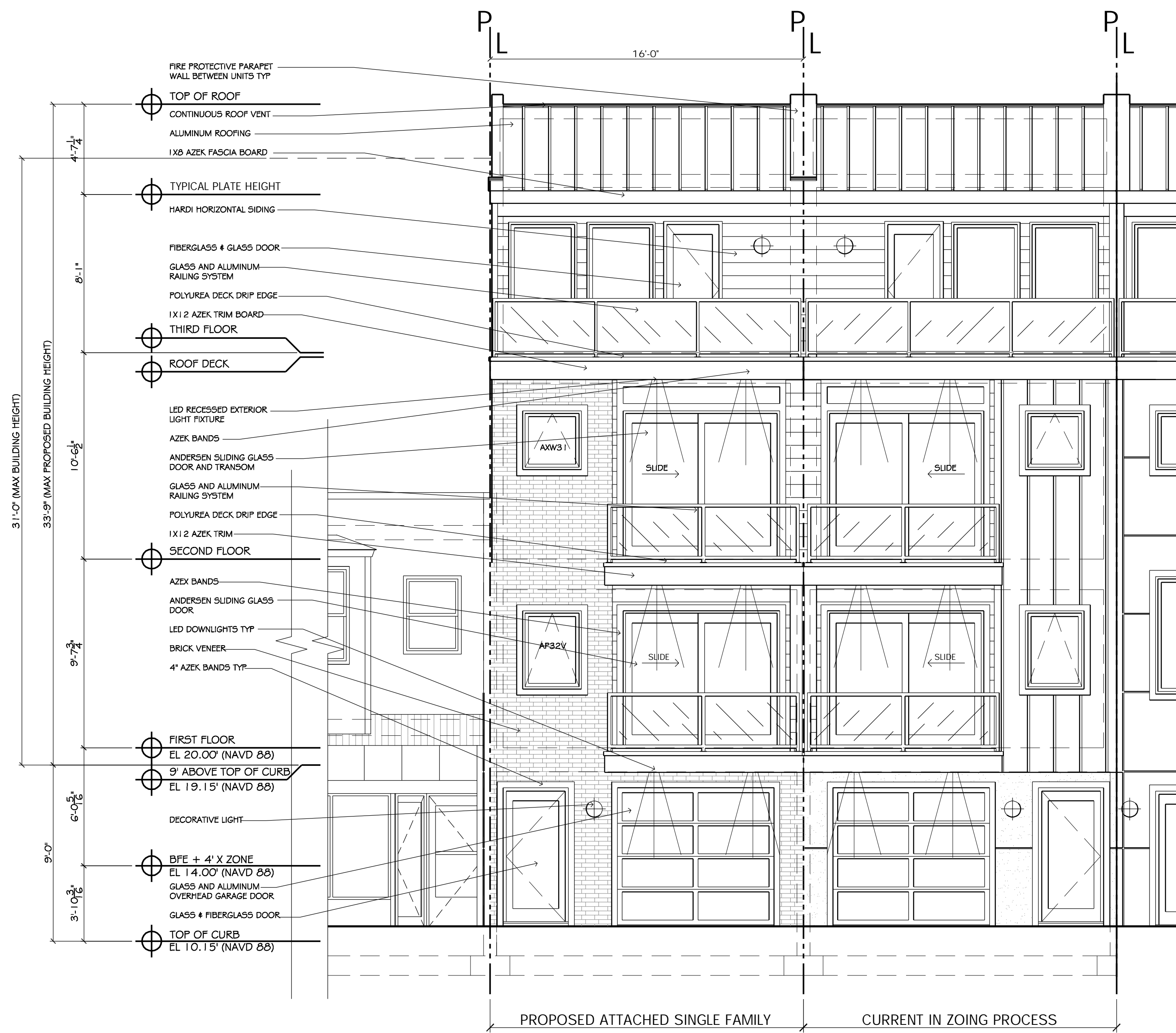
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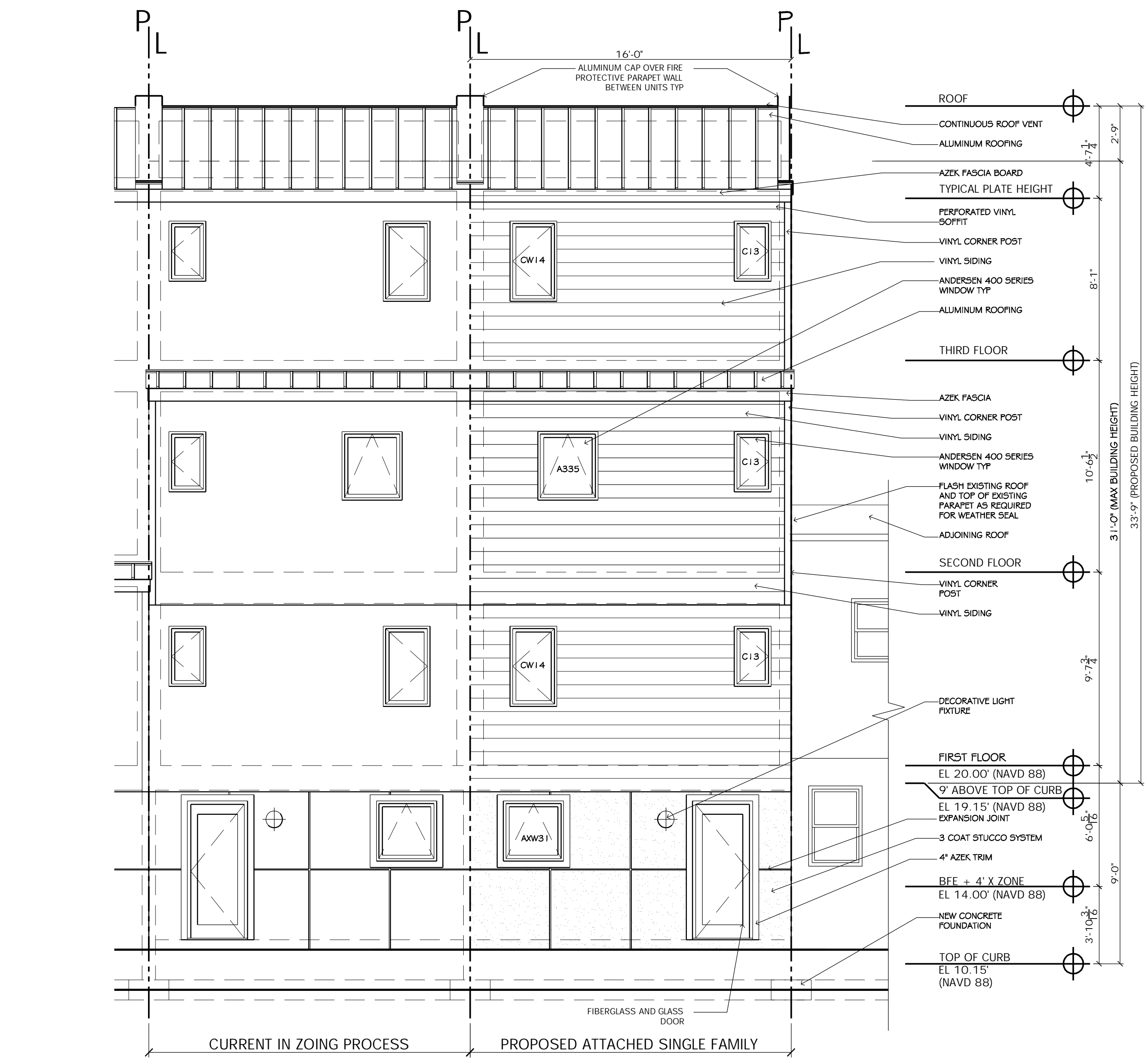
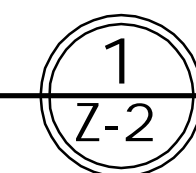
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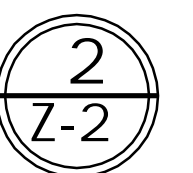
FRONT ELEVATION

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



REAR ELEVATION

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



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