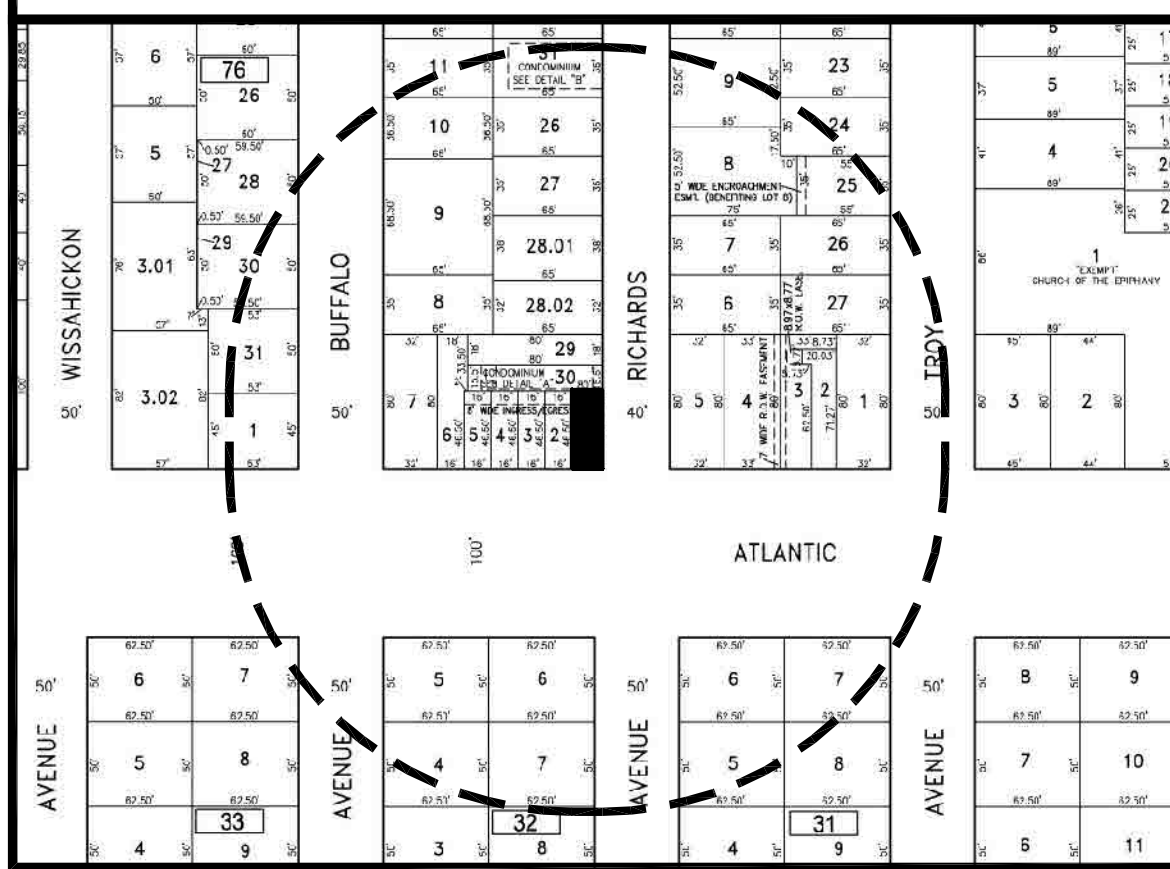
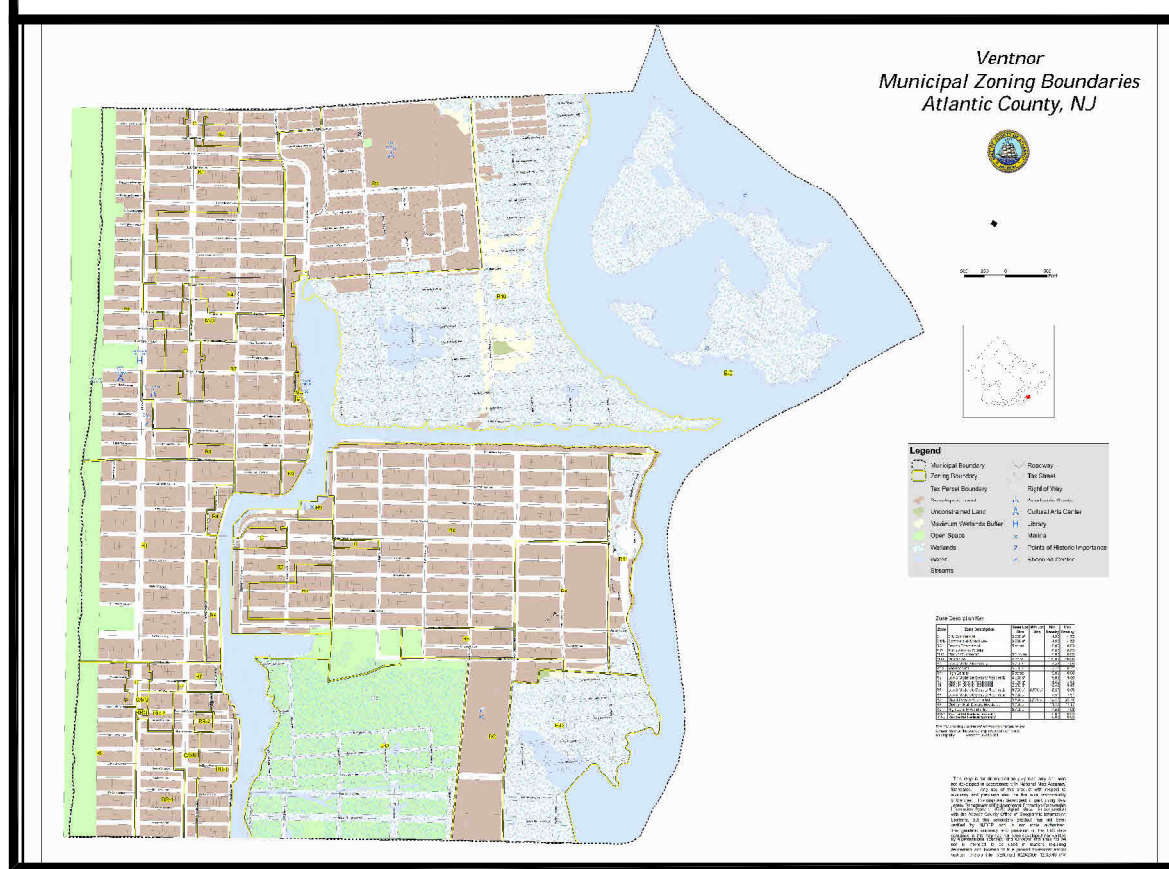


200'-0" RADIUS MAP



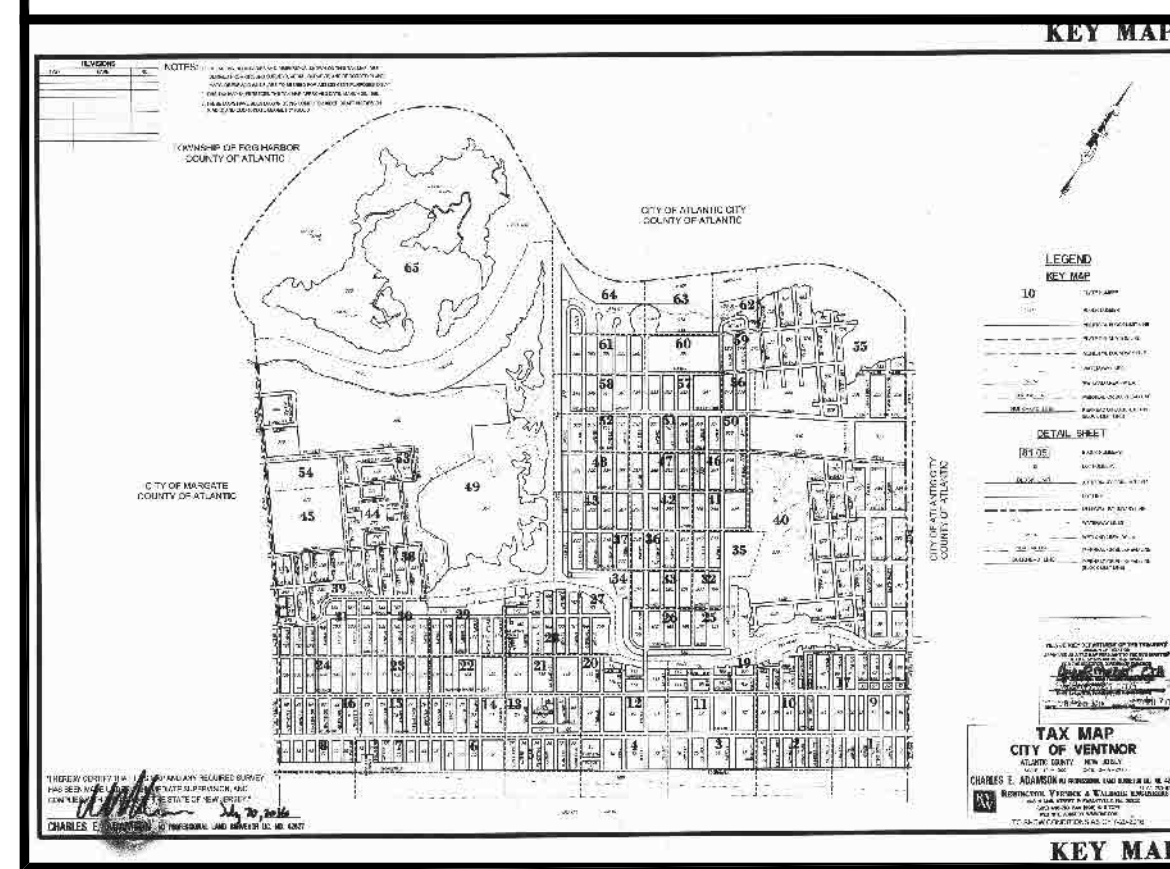
VENTNOR CITY ZONING MAP



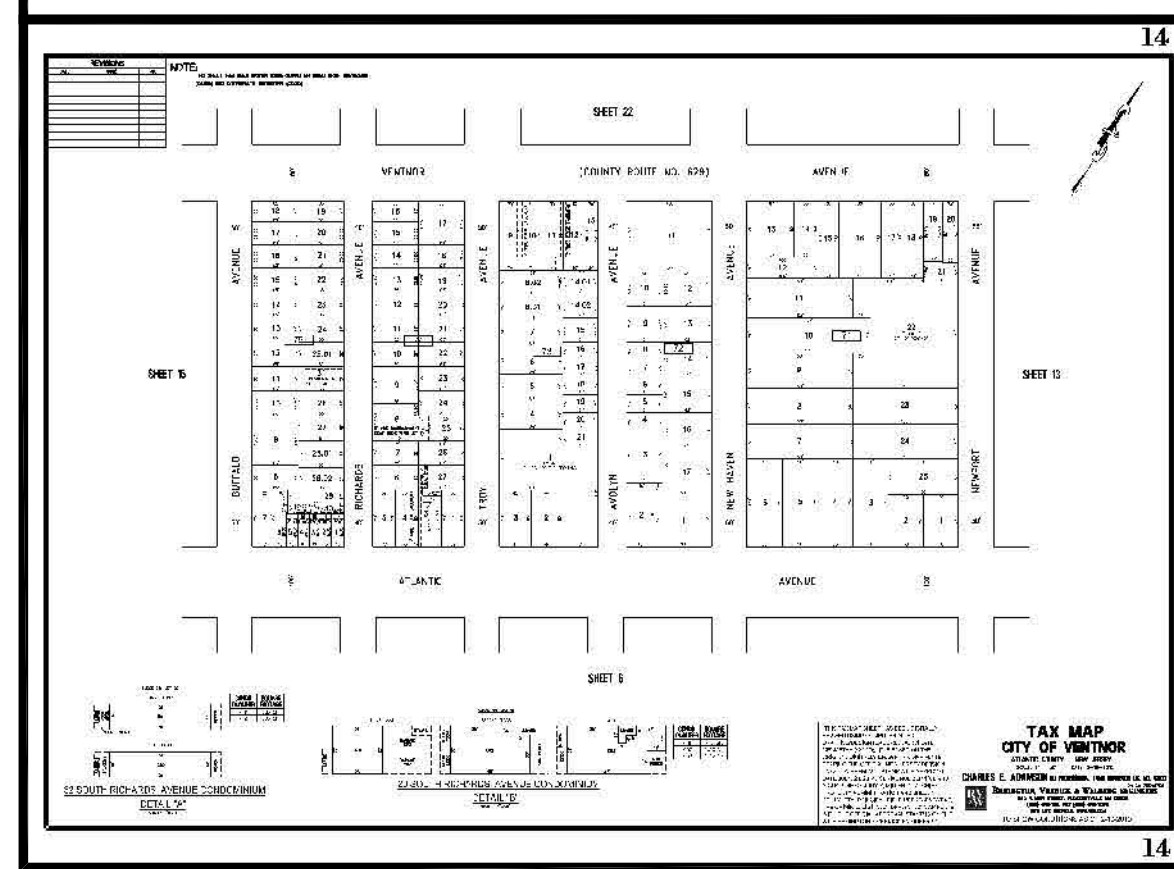
ZONING MAP DETAIL (R-7)



TAX MAP (KEY PLAN)



SHEET 14 (TAX MAP)



200'-0" PROPERTY OWNERS LIST

Retig, Joyce E., -Tr & Sylvia, Friedm 536 Sprague Rd Penn Valley, PA 19072	Agostinelli, Vincent; Mammucari, S 20 S. Troy Ave. Ventnor, NJ 08406	32 S. Richards Ave Condominium Assn 2022 Shunk St. Philadelphia, PA 19145
Cozza, Louis T. & Martina 12808 Galdi Lane Philadelphia, PA 19154	Sanchez, D & I, Sanchez, C 405 Dahlia St. Northfield, NJ 08225	Cohen, Barbara & Steven 20 Woodbridge Pl Langhorne, PA 19053
Borda, Frank & Theresa 4365 County Line Rd Chalfont, PA 18914	Scrudato, Michael Etals 505 Ash Ct C/O Kelly Haag Teleford, PA 18969	Bitterman, Michael A 35 William Penn Dr Schwenksville, PA 19473
Schulman, Richard & Marcy 198 Merrin Ln Wayne, PA 19087	Borda, Frank & Teresa 4365 County Line Rd Chalfont, PA 18914	C03s Richards Ave Condo Assn/Cohen 21 Old Republic Lane Marlton, NJ 08053
Denish, Adam & Andrea 214 Cedar Rd Elkins Park, PA 19027	Defeo, Joan 6001 Winchester Ave Ventnor, NJ 08406	Lash, Jack & Julie 4169 Remo Crescent Road Bensalem, PA 19020
Backal, Marc & Cathy 16 Knottingham Drive Voorhees, NJ 08043	Krantz, Arlene 700 N. Jerome Ave Margate, NJ 08402	Staiman, Nina 7 Cohasset Lane Cherry Hill, NJ 08003
Tomei, Mario Trust 100 S. Richards Ave Ventnor, NJ 08406	Kammerman Christian & Stacey 427 Carson Ave Atlantic City, NJ 08401	Heinz Barbara 20 S. Richards Ave, #3 Ventnor, NJ 08406
Probe, Timothy L 5 Springhill Rd Mantua, NJ 08051	Gutierrez, David Rafael 4420 Olive Ave Long Beach, CA 90807	Port, Joel Alan & Tamar J 826 Village Cr Blue Bell, PA 19422
Klein, Barry L & Judith K 36 Alexanders Ct Newtown, PA 18940.3640	Gutierrez, David Rafael 4420 Olive Ave Long Beach, CA 90807	Hymson, Robin 55 Stoneyford Road Holland, PA 18966
Mungcal, Dante & Cynthia 55 Seaside Ct Margate, NJ 08402	Plotnick, Frederic 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	Baran, Robert T & Lisa 215 Toulon Ave West Atlantic City, NJ 08232	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	Bienwirth, Arthur & Heuer, Monica 2244 Christian St Philadelphia, PA 19146
Semergides, Nicholas & Keriake 6705 Atlantic Ave. 2nd Fl Ventnor, NJ 08406	Berbecaru, Anna PO Box 2062 Jenkintown, PA 19046	Connective Real Estate Department 5100 Harding Highway Suite 399 Mays Landing, NJ 08330
Hoffman, John L 6707 Atlantic Ave Ventnor, NJ 08406	James, Louis F. & Cheryl L. 1220 Stongs Lane Ambler, PA 19002	Atlantic County Utilities Authority PO Box 996 Pleasantville, NJ 08232
Lawrence, Matthew W 1960 Superfine Ln #78 Wilmington, DE 19802	Berbecaru, Anna PO Box 2150 Ventnor, NJ 08406	Comcast Cable 901 Leeds Ave Absecon, NJ 08201
Rush, Debbi 21 S. Richards Ave. Ventnor, NJ 08406	Finkle Edward 24 S. Richards Ave. Ventnor, NJ 08406	SJ Gas Company 1 South Jersey Plaza Rte. 54 Folsom, NJ 08037
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 Hammonton, 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. 319 Victoria Lane Perkasie, PA 18944	

AERIAL VIEW (NEIGHBORHOOD)

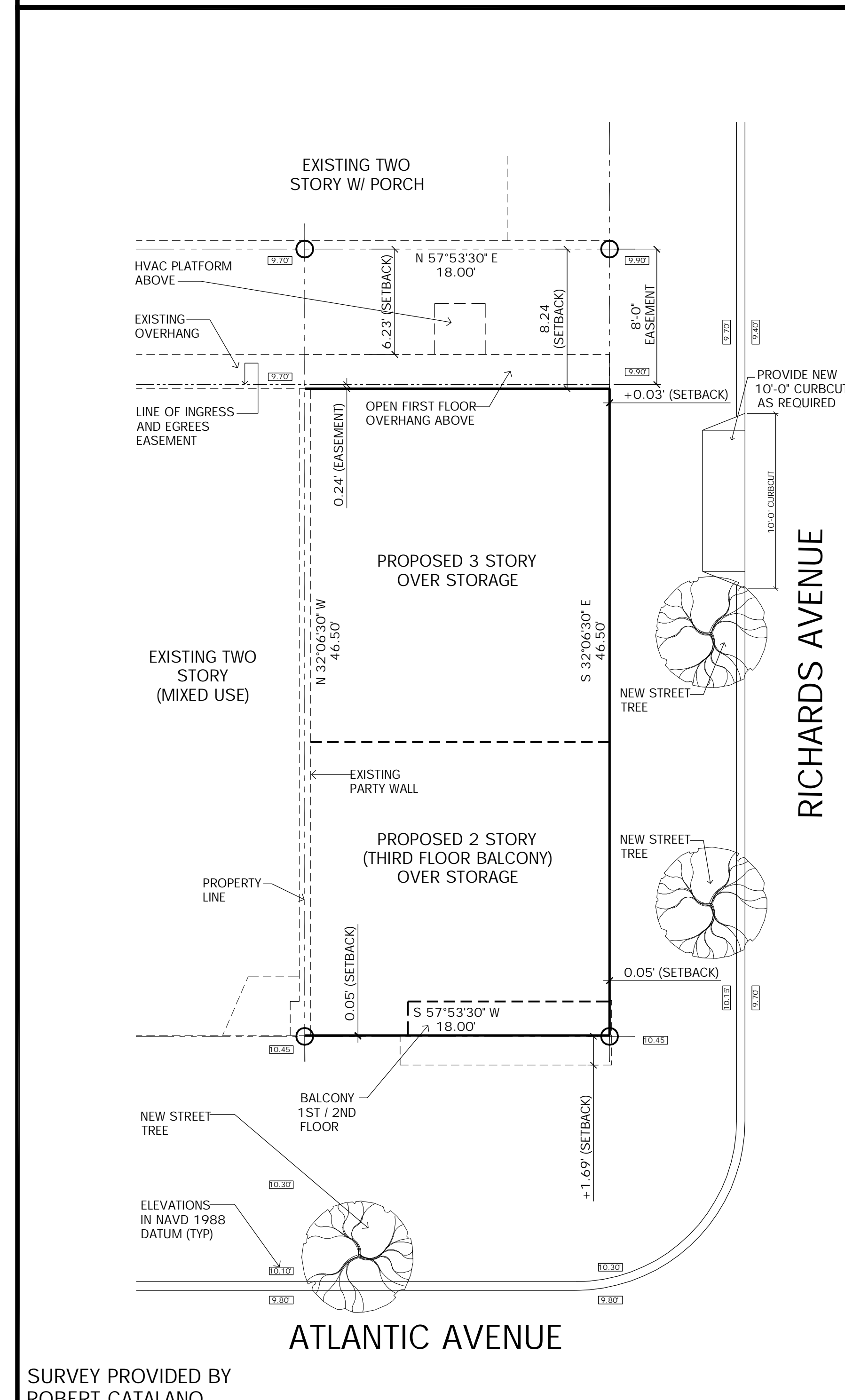


ZONING ANALYSIS

APPLICANT: FRANCO BORDA
 SITE LOCATION: 6709 ATLANTIC AVENUE, VENTNOR CITY, NJ
 LOT AND BLOCK: LOT 1 & BLOCK 75
 ZONING DISTRICT: R-7
 EXISTING USE: 2 STORY (MIXED USE STRUCTURE)
 PROPOSED USE: 3 STORY (SINGLE FAMILY)

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
USE		MIXED **	SINGLE FAMILY **
MIN LOT AREA	2,000 SF	837 SF **	837 SF **
MIN LOT WIDTH	32.00'	18.00' **	18.00' **
MIN LOT DEPTH	62.50'	46.50' **	46.50' **
COVERAGE			
BUILDING LOT	55 %	86.38 % **	86.38 % *
	75 %	100.00 % **	100.00 % *
SETBACKS			
FRONT YARD	12.00'	0.05' (BLDG) + 1.74' (BAY) **	0.05' (BLDG) + 1.69' (DECK) *
FRONT YARD	12.00'	+ 0.03' (BLDG) + 1.80' (BAY) **	+ 0.03' (BLDG) *
SIDE YARD	4.00'	0.00' **	0.00' *
REAR YARD	12.00'	8.24' (1ST FLR) **	8.24' (1ST FLR) *
		6.23' (2ND FLR) **	6.23' (3RD FLR) *
MAX BLDG HEIGHT	31.00'	22'-0"	33'-9 3/16" *
PARKING	1.8 / BED 4.5 / 1000 SF TOTAL - 6	0 CARS **	1 CARS *
EXISTING NON CONFORMITY	**	VARIANCE REQUIRED *	

SITE PLAN



Date: 12.16.20

Revisions: 1
HEIGHT REVISION

Consultant

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

State: NJ-23-20
Registration # AI 09640

6709 ATLANTIC AVENUE
VENTNOR CITY, N.J. 08406

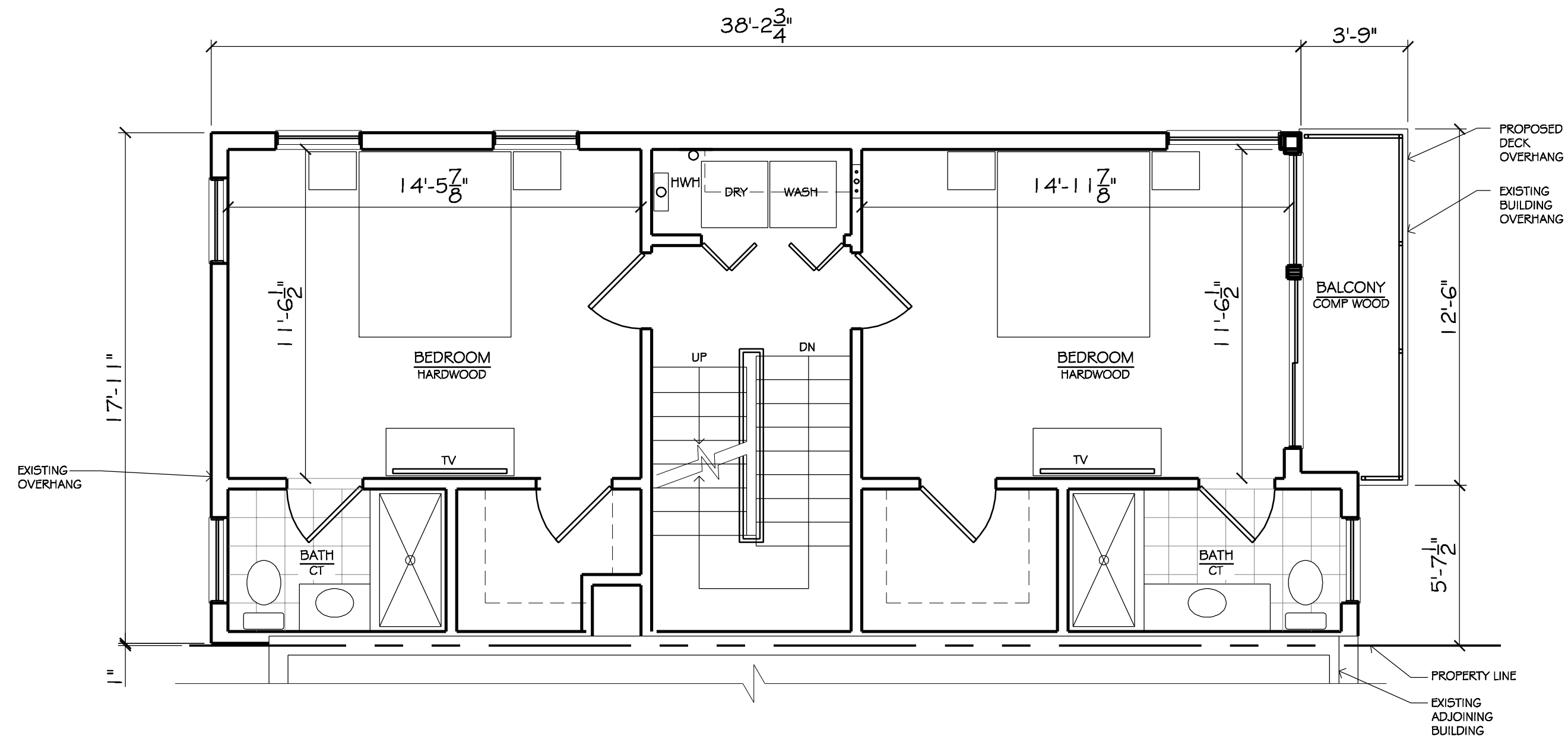
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Project No.: 2020-13

Drawn by: PENZA

Date: 11-23-20

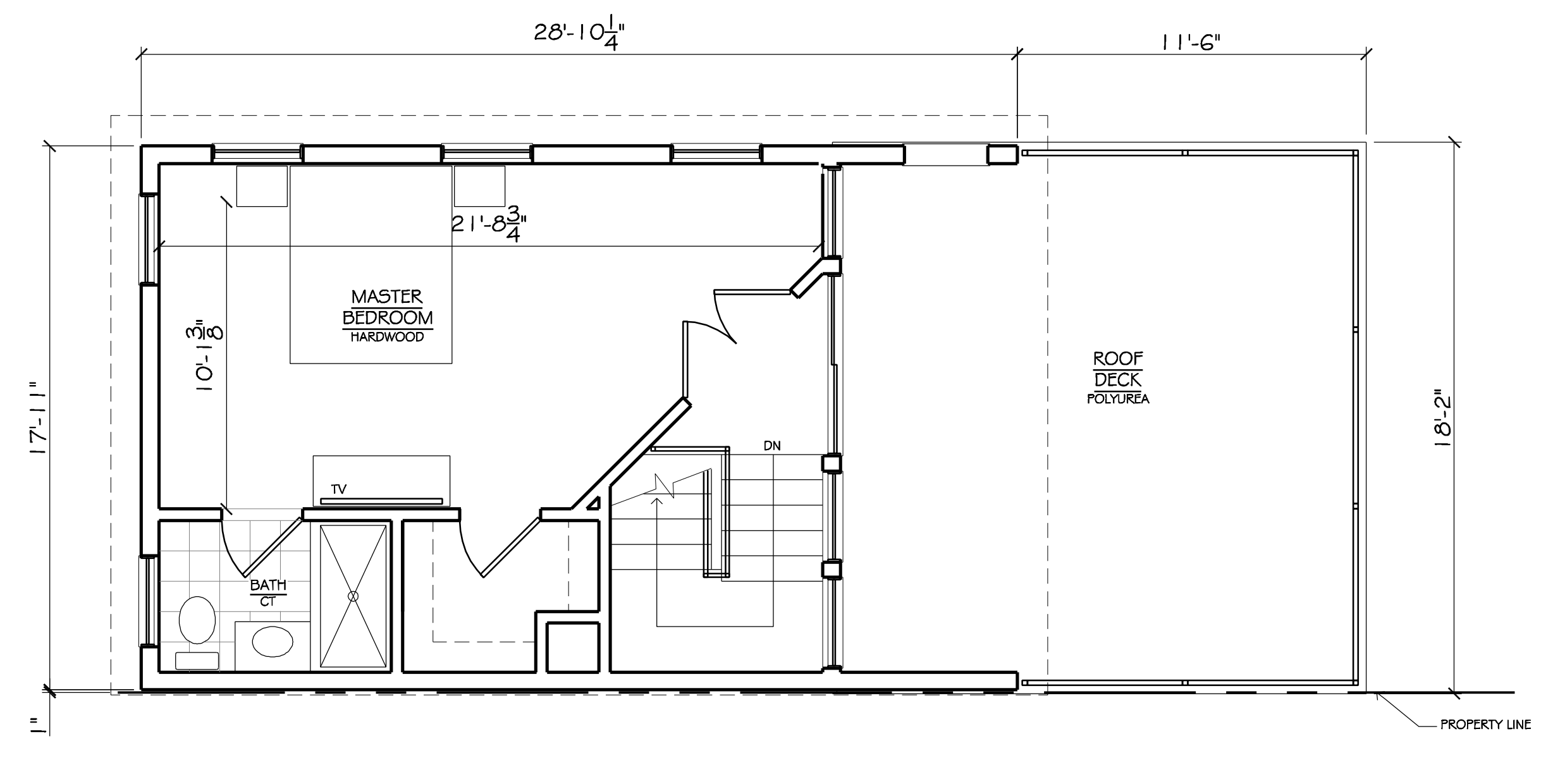
Z-0



SECOND FLOOR PLAN

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

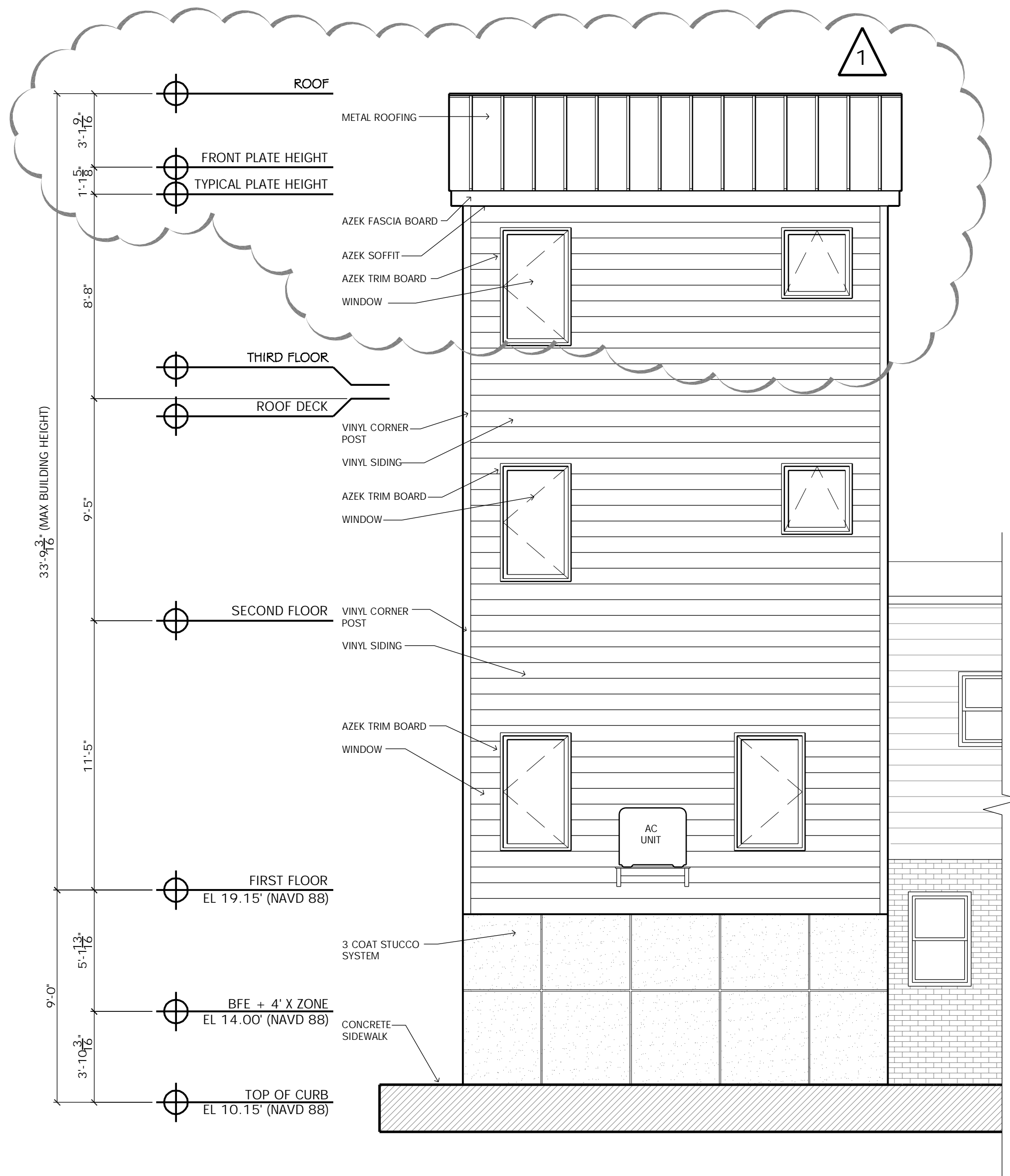
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Z-2



THIRD FLOOR PLAN

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

2
Z-2



REAR ELEVATION

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

3
Z-2

#	REVISIONS	DATE
1	HEIGHT REVISION	12.16.20

Consultant

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Signature
 State NJ
 Registration # AI 09640
 Date 11-23-20

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VENTNOR CITY, N.J. 08406

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Z-2