

April 2, 2018

To Whom It May Concern:

In Reference to: 138 S Bellevue Avenue Atlantic City, NJ 08401

Narrative presenting justification for the “d” Variance relief sought that includes a statement of legal basis for granting of variance, which must include:

- a) A list and explanation of the specific special reason(s) demonstrating that the proposed variance relief would not cause detriment to the intent and purpose of the municipality’s zone plan and zoning regulations.**

The proposed variance relief would be the same use type as multiple buildings that are adjacent to subject property. Single Family and Duplex structures exist frequently surrounding the subject property. The subject property has operated as a Duplex in the past, which is a nonconforming use. Lowering the density helps combat the trash issue and parking issue S. Bellevue Ave desperately faces.

- b) Explanation of how requested variance would be consistent with goals and provisions of the Master Plan.**

The Master Plan seeks to compartmentalize the city better to provide more vibrant neighborhoods and sections that fit within the footprint of Atlantic City. The requested variance is allowing the property to better fit in within the best properties in the neighborhood. As aforementioned the trash, parking, and over population puts a strain on the clean operation of the neighborhood. This type of efficient neighborhood operating is in line with the Master plan.

- c) Reasons why proposed development would pose no substantial harm to surrounding properties or the municipality in general**

The proposed use would not be enlarging or adding an addition on the building, thus not posing any harm to surrounding properties or municipality. The goal is to have this proposed use entice nearby owners to do the same to their properties and improve them.

Sincerely,
Sean Reardon