



APPLICANT:	TERESITA SEGURITAN	ZONING DISTRICT:	RC (RESORT COMMERCIAL)
SITE LOCATION:	112 S OCEAN AVE ATLANTIC CITY NJ	EXISTING USE:	ROOMING HOUSE
LOT AND BLOCK:	LOT 57 BLOCK 54	PROPOSED USE:	DUPLEX *
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MAX BLDG HEIGHT	300'-0"	± 35'-0"	± 35'-0"
MIN LOT AREA	7,500 SF	806.83 SF **	806.83 SF **
MIN LOT DEPTH	150'-0"	47'-0" **	47'-0" **
MIN LOT WIDTH	50'-0"	17'-2" **	17'-2" **
MIN LOT FRONTAGE	50'-0"	17'-2" **	17'-2" **
MIN BUILDING COVERAGE	70 %	99.66 % **	99.66 % **
MIN IMPERVIOUS COVERAGE	80 %	100.00 % **	100.00 % **
SETBACKS			
FRONT YARD			
MAX HEIGHT 35'-0"	0'-0"	0'-1/2"	0'-1/2"
GREATER THAN 35'-0"	20'-0"		
SIDE YARD			
MAX HEIGHT 35'-0"	0'-0"	0'-0"	0'-0"
GREATER THAN 35'-0"	20'-0"		
REAR YARD	20'-0"	0'-2 1/2" **	0'-2 1/2" **
MAX DENSITY	50 DU/A	270 DU/A **	108 DU/A **
PARKING (NJ REQUIREMENT)			
1 & 4 BEDROOM (ROOMING)	4.0 CARS	0 CARS **	
1 & 5 BEDROOM (DUPLEX)	4.0 CARS		0 CARS **
EXISTING NON CONFORMITY	**	VARIANCE REQUIRED *	

Fraser Ltd 88 Hudson Ave Irvington, NY 10533	J & N Property Management, LLC 3540 Atlantic Ave Atlantic City, NJ 08401	Nguyen, Loan 14 S. Virginia Ave Atlantic City, NJ 08401	Zoll, Joseph C. 27 West Third St. Media, PA 19063	Brown, Joan & Koehler, Ruthel 15 W. 67th St. New York, NY 10023	South Jersey Gas Company Atlantic Division Attn: Jim Brun - (609)-645-2690 ext. 6313 111 N. Franklin Boulevard Pleasantville, NJ 08232-0996
Church of Jesus Christ of Latter-Da 50 E. North Temple St. 22Fl Salt Lake City, Utah 84150-3620	HDHR Inc PO Box 1241 Pleasantville, NJ 08232	Arsenis Properties LLC 17 Ridgewood Ct Northfield, NJ 08225	Ocean House Inc c/o Martin Berlow 127 S. Ocean Ave Atlantic City, NJ 08401	Brown, Joan & Koehler, Ruthel 15 W. 67th St. New York, NY 10023	VERIZON Attn: Anthony Dowe 11 S. Shore Road Marmora, NJ 08223
Fraser Ltd 88 Hudson Ave Irvington, NY 10533	SPW Properties LLC 6157 Mill Rd Egg Harbor Township, NJ 08234	Monetti, Steven & Catherine 14 Crestwood Dr Mountain Lakes, NJ 07046	Ocean House Inc 127 S. Ocean Ave Atlantic City, NJ 08401	Regan, James J. & Diane PO Box 62 Atlantic City, NJ 08404	COMCAST CABLE COMPANY Attn: Brian Warren - (609) 641-2061 901 W. Leeds Avenue Absecon, NJ 08201
Fraser Ltd 88 Hudson Ave Irvington, NY 10533	Fin Development LLC 200 Locust St. #31G Philadelphia, PA 19106	Monetti, Steven & Catherine 14 Crestwood Dr Mountain Lakes, NJ 07046	Peralta, Alex N. 131 ½ S. Ocean Avenue Atlantic City, NJ 08401	Hoque, Zakir & Sayedul & Etal 3386 12th Ave 2nd Fl Brooklyn, NY 11218	
Fraser Ltd 88 Hudson Ave Irvington, NY 10533	Seguritan, Cesar & Teresita 7 Fingal St. Staten Island, NY 10312-4903	121 S. Tenn Ave LLC 29 Union Ave Lakehurst, NJ 08733	City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	Monetti, Steven & Catherine 14 Crestwood Dr Mountain Lakes, NJ 07046	
Church of Jesus Christ of Latter-Da 50 E. North Temple St. 22Fl Salt Lake City, Utah 84150-3620	City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	129 Tenn Ave Realty LLC 29 Union Ave Lakehurst, NJ 08733	Aum Av, LLC 410 Route 46 West Hackensack, NJ 07601	M & G Arsenis Etux 1339 Pacific Ave Atlantic City, NJ 08401	
Church of Jesus Christ of Latter-Da 50 E. North Temple St. 22Fl Salt Lake City, Utah 84150-3620	Huynh, Phillip 18925 Minnetonka Blvd Deephaven, MN 55391	131 S. Tenn Ave LLC 29 Union Ave Lakehurst, NJ 08733	So Carolina & Pacific LLC c/o Jacobson 334 W. Ocean Heights Ave #104 Linwood, NJ 08221	G & M Arsenis, LLC 1339 Pacific Ave Atlantic City, NJ 08401	
Rusciano, Andrew S. 103 S. 21st Ave Longport, NJ 08403	Alam, Isfaqual 97-17 31st St. Elmhurst, NY 11369	Tower Lien LLC PO Box 399 Morristown, NJ 07963	So Carolina & Pacific LLC c/o Jacobson 334 W. Ocean Heights Ave #104 Linwood, NJ 08221	Alley Unknown Unknown, 08401	
New York's Finest LLC 306 N. Douglas Ave Margate, NJ 08402	Brown, Nicholas 43 Fairway Ave Northfield, NJ 08225	Cutty Associates LLC 27 West Third St. Media, PA 19063	So Carolina & Pacific LLC c/o Jacobson 334 W. Ocean Heights Ave #104 Linwood, NJ 08221	Atlantic City Municipal Utilities Authority Attn: Garth Moyle, Deputy Director - (609) -345-3315 P.O. Box 117 @ 401 N. Virginia Avenue Atlantic City, New Jersey 08404-0117 <a href="mailto:gmoyle@acmua.org">gmoyle@acmua.org</a>	
M & G Arsenis Etux 1339 Pacific Ave Atlantic City, NJ 08401	Magrow, Valkyrie 122 S. Ocean Ave Atlantic City, NJ 08401	155 S. Tennessee Ave LLC PO Box 1923 VE Atlantic City, NJ 08404		Atlantic City Sewerage Company Attn: Walter Miller - (609)-345-0131 1200 Atlantic Avenue, Suite 300 Atlantic City, New Jersey 08401 <a href="mailto:bbruckler@acsewerage.com">bbruckler@acsewerage.com</a>	
G & M Arsenis, LLC 1339 Pacific Ave Atlantic City, NJ 08401	Hussain, Ijaz 106 Crystal Lake Dr Egg Harbor Twp, NJ 08234	So Carolina & Pacific LLC c/o Jacobson 334 W. Ocean Heights Ave #104 Linwood, NJ 08221	Bloom, Richard P. 6106 Ventnor Ave Ventnor, NJ 33406		
Manuel, Emerita 132 S. Ocean Ave A Atlantic City, NJ 08401	Kwart, Kurt 5006 Wellington Ave #2122 Ventnor, NJ 08406	New York's Finest LLC 306 N. Douglas Ave Margate, NJ 08402	Regan, James J. & Diane PO Box 62 Atlantic City, NJ 08404	Atlantic County Utilities Authority P.O. Box 996 Pleasantville, New Jersey 08232-0996	
Unknown Unknown Unknown, 08401	Kwart, Kurt 5006 Wellington Ave #2122 Ventnor, NJ 08406	Bloom, Richard 6106 Ventnor Ave Ventnor, NJ 08406	110 South Carolina Avenue, LLC 27 West Third St. Media, PA 19063	Atlantic City Electric 2542 Fire Road Egg Harbor Township, New Jersey 08234 Attn: Mr. Gregory Brubaker, PE	
Nguyen, Joseph PO Box 8028 Atlantic City, NJ 08401	Seguritan, Cesar & Teresita 7 Fingal St. Staten Island, NY 10312-4903	DGMB Casino, LLC 1133 Boardwalk Atlantic City, NJ 08401	DGMB Casino, LLC 1133 Boardwalk Atlantic City, NJ 08401		

Approved by Resolution # _____	Dated: _____
_____	_____
CRDA PLANNER	DATE
_____	_____
CRDA Engineer	DATE
_____	_____
CRDA LAND USE REGULATION ENFORCEMENT OFFICER	DATE
_____	_____
CRDA HEARING OFFICER	DATE

SURVEYOR: ROBERT J. CATALANO  
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER: 24GS01861200  
PROFESSIONAL PLANNER LICENSE NUMBER: 33LIO0160000  
12 SOUTH VIRGINIA AVENUE  
ATLANTIC CITY NEW JERSEY 08401  
PHONE: 609-345-1887

- Z-0 ZONING ANALYSIS / MAPS
- Z-1 SITE PLAN / FLOOR PLANS
- Z-2 IMAGES / BLOCK AND LOT USE
- Z-3 AERIAL USE MAP

[illegible]

## Consultant

**Craig F. Dothé Architect LLC.**  
ARCHITECTS & PLANNERS  
33 N. Brighton Ave.  
Atlantic City, NJ 08401  
(609) 348-2233  
(609) 348-0111 Fax

Signature \_\_\_\_\_  
 Date \_\_\_\_\_  
 Registration # AI 09640

PROPOSED DUPLEX AT  
112 S. OCEAN AVE  
ATLANTIC CITY, N.J. 08401

Scale: AS NOTED

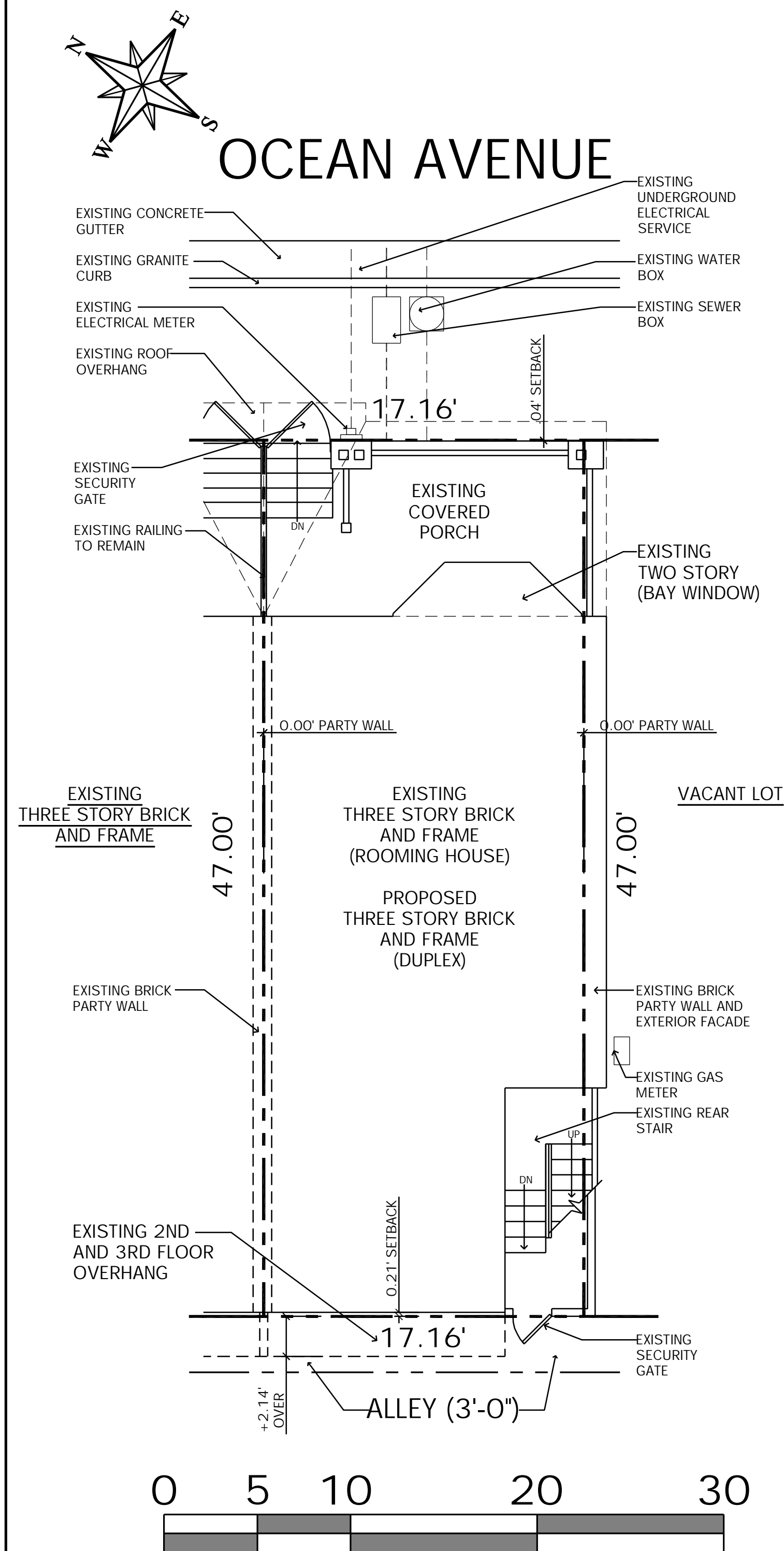
Project No.: 1834

Drawn by: CFD

Date: 11-29-18

Z-0

FILE: 1834 - ZONING.DWG, 1/30/2019 11:30 AM



## SITE 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"

2  
Z-1

## THIRD FLOOR PLAN

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

2  
Z-1

Approved by Resolution # \_\_\_\_\_ Dated: \_\_\_\_\_

CRDA PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

CRDA Engineer \_\_\_\_\_ DATE \_\_\_\_\_

CRDA LAND USE REGULATION ENFORCEMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

CRDA HEARING OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

## PROPERTY AREAS

LOT	SQR FT	ACRE
57	806.83	0.01852
TOTAL	806.83	0.01852

Consultant

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

Signature \_\_\_\_\_  
Date \_\_\_\_\_  
Registration # AL 09640

PROPOSED DUPLEX AT  
112 S. OCEAN AVE  
ATLANTIC CITY, N.J. 08401

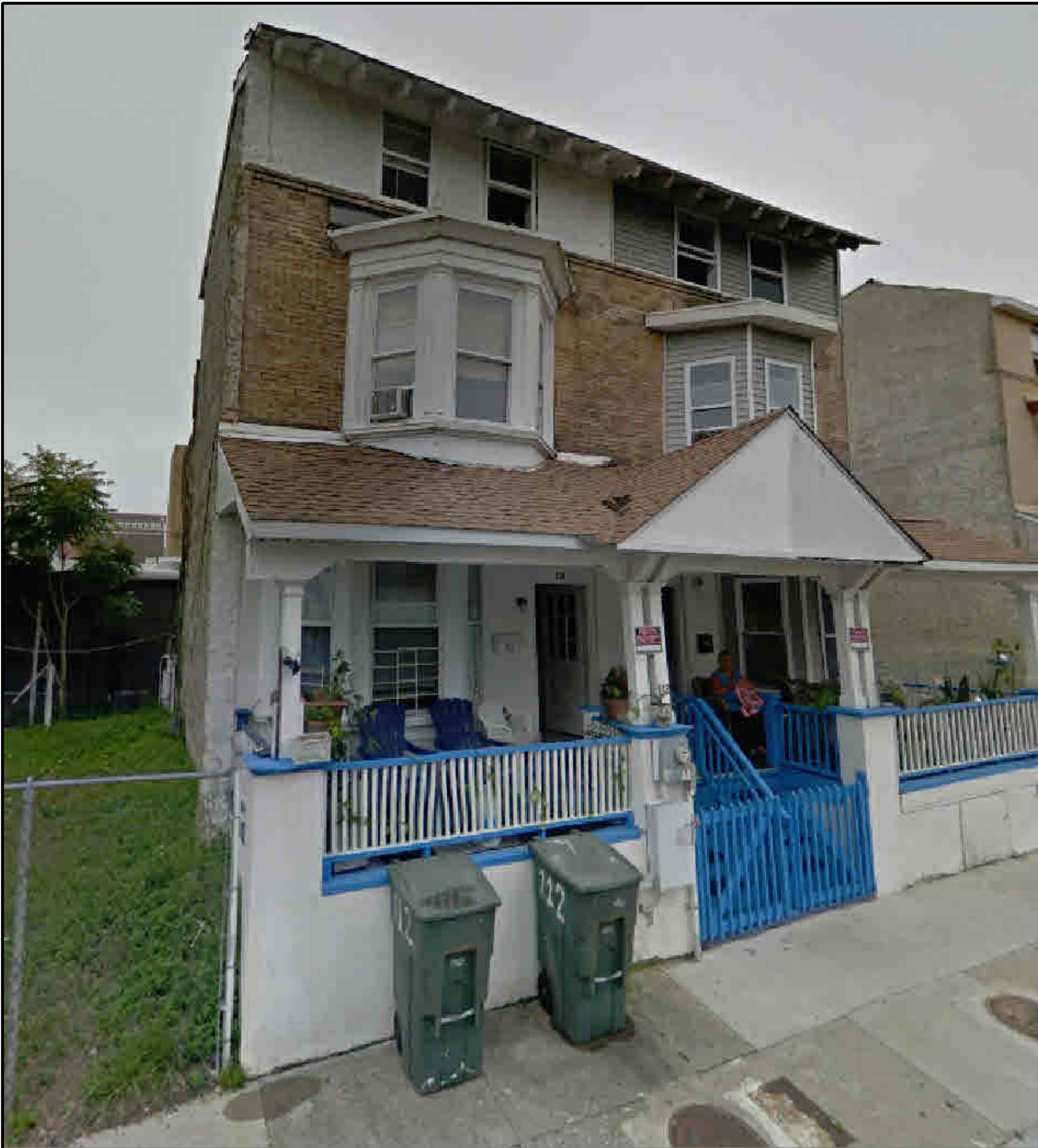
Scale: AS NOTED

Project No.: 1834

Drawn by: CFD

Date: 11-29-18

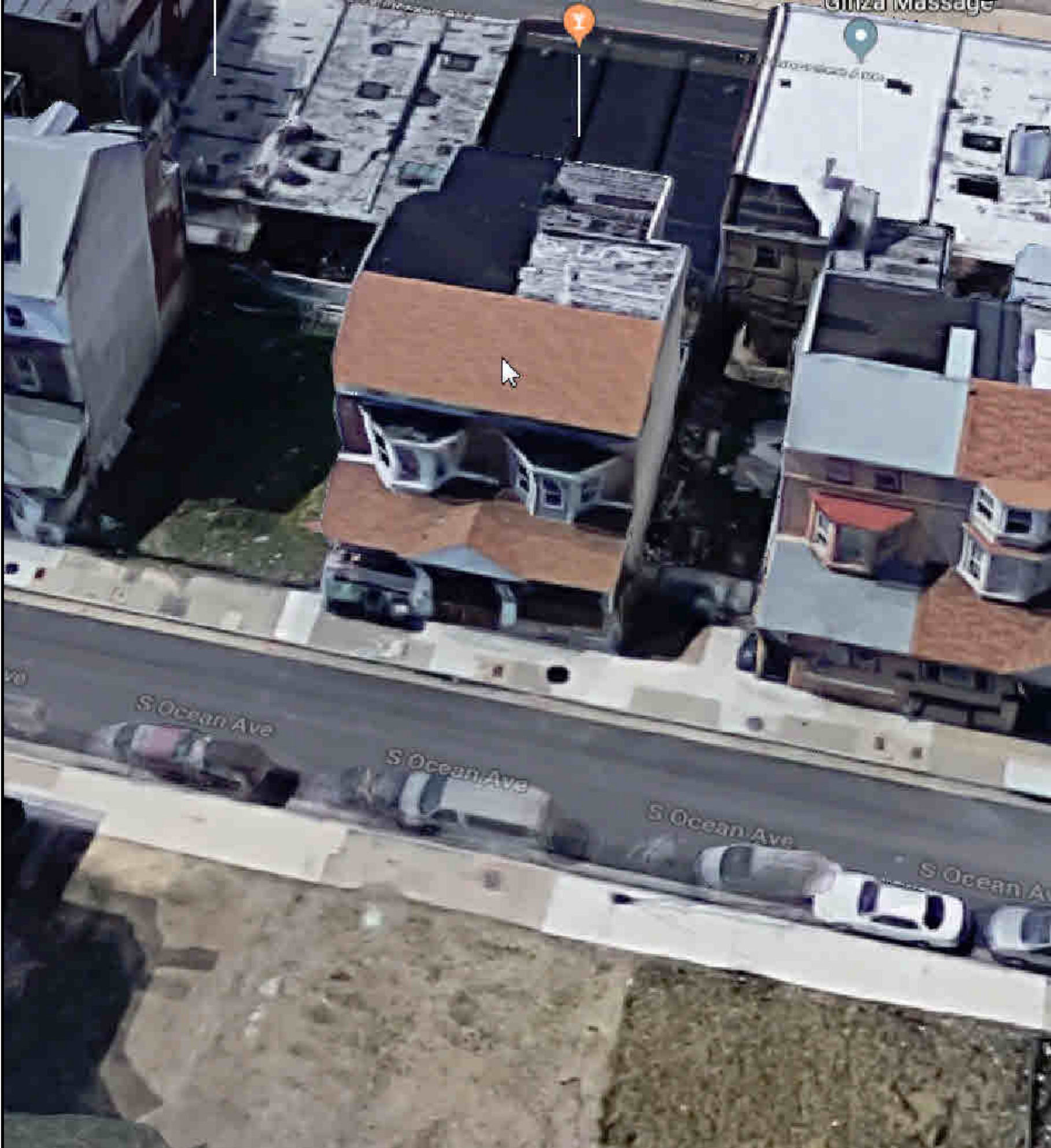
Z-1



FRONT ELEVATION IMAGE

SCALE: N.T.S.

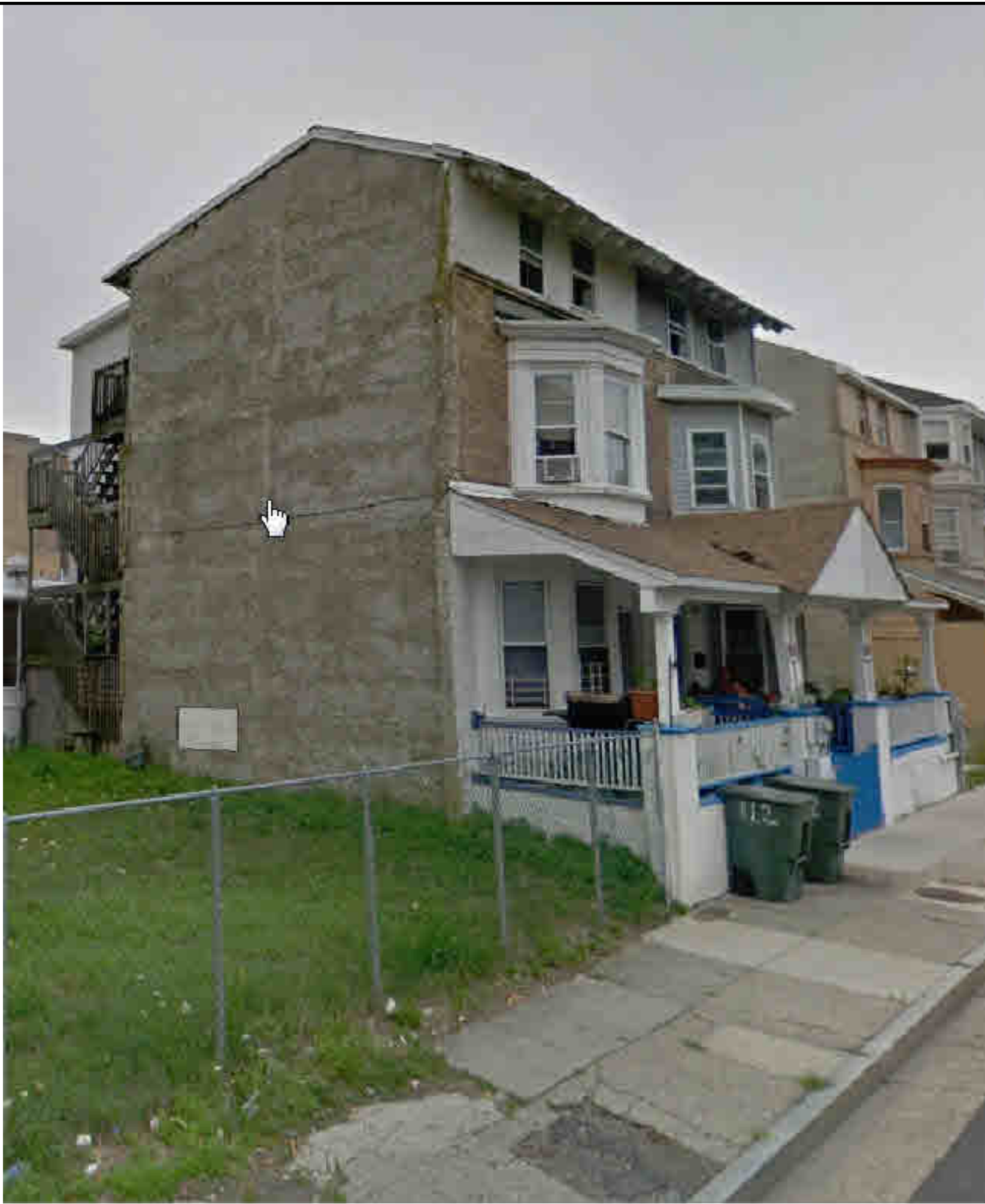
1  
Z-2



AERIAL IMAGE

SCALE: N.T.S.

2  
Z-2



SIDE ELEVATION IMAGE

SCALE: N.T.S.

3  
Z-2



REAR IMAGE

SCALE: N.T.S.

4  
Z-2

Approved by Resolution # _____ Dated: _____	
CRDA PLANNER	DATE
CRDA Engineer	DATE
CRDA LAND USE REGULATION ENFORCEMENT OFFICER	DATE
CRDA HEARING OFFICER	DATE

112 S. Ocean Ave Property List 200' Radius						
BLOCK	LOT	SINGLE FAMILY	DUPLEX	MULTI-FAMILY	COMMERCIAL	VACANT LOT
53	25				1	
53	26				1	
53	24				1	
53	23				1	
53	22				1	
53	28					1
53	27				1	
54	63				1	
56	1				1	
54	5				1	
54	1				1	
54	46			3		
54	45					
54	62	1				
54	6				1	
54	61				1	
54	60	1				
54	59					1
54	58	1				
54	56					
54	54					1
54	53	1				
54	52			3		
54	51			3		
54	50		2			
54	49			3		
54	48			3		
54	47			3		
54	44					1
54	64				1	
54	43					1
54	42					1
54	9				1	
54	10				1	
54	12				1	
54	13				1	
54	15				1	
54	16				1	
56	3				1	
56	2				1	
56	4					1
56	5					1
56	6					1
56	7				1	
56	8					1
56	9		2			
56	10					1
56	11					1
56	58				1	
56	60				1	
56	59				1	
56	57					1
56	56			1-Apartments		
56	54					1
56	50					1
56	49					
56	48					
56	55			1-Apartments		
56	12		2			
56	13		2			
54	2				1	
54	3				1	
54	4					
TOTAL:		4	8	18	27	X
PERCENTAGE:		7.02%	14.04%	31.58%	47.37%	X
DATA WAS SOURCED FROM NJPROPERTYFAX.COM, (1.23.2019)						

#	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  
Date  
Registration #  
AL 09640

PROPOSED DUPLEX AT  
112 S. OCEAN AVE  
ATLANTIC CITY, N.J. 08401

Scale:  
AS NOTED

Project No.:  
1834

Drawn by:  
CFD

Date:  
11-29-18

Z-2

FILE: 1834 - ZONING.DWG, 1/30/2019 11:30 AM



AERIAL IMAGE USE MAP (BLOCKS: 53, 54 & 56)

SCALE: N.T.S.

1  
Z-3

Approved by Resolution # \_\_\_\_\_ Dated: \_\_\_\_\_

CRDA PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

CRDA Engineer \_\_\_\_\_ DATE \_\_\_\_\_

CRDA LAND USE REGULATION ENFORCEMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

CRDA HEARING OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

#	Revisions	Date

Consultant

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

Signature \_\_\_\_\_  
Date \_\_\_\_\_  
Registration # AI 09640

PROPOSED DUPLEX AT  
112 S. OCEAN AVE  
ATLANTIC CITY, N.J. 08401

Scale: AS NOTED

Project No.: 1834

Drawn by: CFD

Date: 11-29-18

Z-3