

142 S. Bellevue



15 South Pennsylvania Avenue
Atlantic City, NJ 08401

APPLICATION FORM For
Non-conforming Use Certification

To be completed by CRDA staff only.

Date Filed: 9/9/24 **Application No.:** 2024-09-3705

Application Fees: \$100. - CK \$1500 **Escrow Deposit:** _____

Scheduled for: _____
Review for Completeness: _____ **Review:** _____

1. SUBJECT PROPERTY

Location: 142 S. Bellevue Avenue

Tax Map Page _____ **Block** 36 **Lot(s)** 77

Page _____ **Block** _____ **Lot(s)** _____

Dimensions **Frontage** _____ **Depth** _____ **Total Area** _____

Zoning District RSC

Explain in detail current Use of Subject Property:
Three-family to be de-converted to two-family.

Certificate of Nonconformity being sought for Nonconforming
Use _____ **Structure** _____ **Both** X

2. APPLICANT

Name Lina Hong

Email linahong2@gmail.com

Address 14358 Oak Avenue, Flushing, NY 11355

Telephone Number 917-667-6603

Applicant is a: Corporation Partnership Individual

3. DISCLOSURE STATEMENT

Pursuant to N.J.S 40:55D-48.1 Application by corporation or partnership; list of stockholders owning 10% of stock or 10% interest in partnership.

Name	<u>N/A</u>	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____

4. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:
Yes [attach copies] _____ No _____ Proposed _____

Present detailed use of the premises:

Currently a three-family dwelling to be de-converted to a two-family dwelling.

Note: All deed restrictions, covenants, easements, association bylaws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

List the types of evidence supporting the claim of nonconformity (attach said evidence hereto):

- a. See attached.
- b. _____
- c. _____
- d. _____
- e. _____

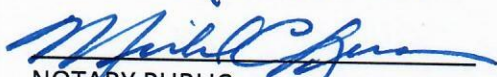
CERTIFICATIONS

I _____ certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

[If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this

9th day of September, 20 24


 NOTARY PUBLIC
 Michael C. Leary
 Attorney at Law
 State of New Jersey
 ID# 010901977


 SIGNATURE OF APPLICANT
 Brian J. Callaghan

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

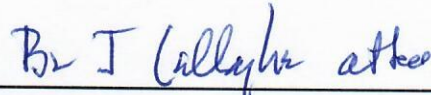
Sworn to and subscribed before me this

9th day of September, 2024



NOTARY PUBLIC

Michael C. Leern
Attorney at Law
State of New Jersey
ID# 010901977



SIGNATURE OF OWNER

Brian J. Colley

Attachment
Application for Certificate of Nonconformity

142 S. Bellevue Avenue
Atlantic City, NJ 08401
Block: 36 Lot: 77

4. Property Information

- a. Attachment 2
- b. 1961 Property Record Card, showing two units;
- c. 1981 Property Record Card, showing three units;
- d. 2024 Property Record Card, showing three units;
- e. Copy of the survey and legal description;
- f. Pictures of the existing property;
- g. Pictures of the trash enclosure area;
- h. Prior Land Use Compliance granting three units 2005 from City of Atlantic City;
- i. 1965 Polk Directory, showing Guerro J, summer residence;
- j. Current deed;
- k. Proof of taxes paid;

Attachment 2
Application for Certificate of Nonconformity

142 S. Bellevue Avenue
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Block: 36 Lot: 77

As per Ordinance #34 of 1929 permitted commercial uses in Business No. 2 zone, as well as residential uses permitted in the residential zones. This included single family, two-family and multi-family residential uses. The ordinance was silent on parking requirements.

Ordinance #23 of 1977 – Interim Development Ordinance is the first ordinance to require parking for each dwelling unit.

The CRDA is indicating that the city's granting of the Land Use was voidable due to the fact that it did not address the parking issue for the third unit.