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December 17, 2024

Casino Reinvestment Development Authority
Division of Land Use and Regulatory Enforcement
15 S. Pennsylvania Avenue
Atlantic City, NJ 08401
via FedEx and email

RE: Application for Certificate of Non-Conformity (Residential)
Atlantic City Tax Block 136, Lot 27
Commonly known as # 31 S. Presbyterian Avenue

Dear Mr. Reid,

Please find enclosed an application for a Certificate of Non-Conformity for the above-referenced property. In compliance with CRDA requirements, I submit for review the following documents:

1. Completed Application;
2. Completed submission Checklist – Form 3;
3. My client's check # 1002 in the amount of \$100.00 for the application fee;
4. Proof of taxes paid;
5. Owner's deed; and
6. Site photos.

Additional Submission Notes:

It is noted that several submission waivers are requested with this submission, specifically checklist items 5, 7, 9, 11, and 12. Some of the topics normally addressed by these submission items are addressed in the Project Narrative below. In addition, please note that the applicant indicates that you are already in possession of Sanborn Maps and Property record cards for this property, which is why these are not noted on the checklist as waiver requests. If copies of these are needed, I will be happy to forward same to your office. *

Project Narrative

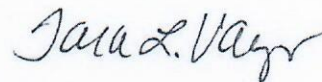
The property is a 2-story single family "row home" dwelling located on 31 S. Presbyterian Avenue, also known as "Gordon's Alley", and is zoned RC-Resort Commercial. The use as a single-family attached dwelling is not currently permitted in the zone per current zoning regulations, however, the applicant seeks to demonstrate that its current use is "grandfathered" and thereby permitted.

* Hand copies mailed 12/18/24 T.Vargo

A Sanborn map of the property dated 1921 shows that the property was part of a brick residential "rowhome" structure. Property record cards supplied by the City Assessor's office show that interior inspections in 1969, 1981 and 1986 indicate that the property was still being used as a single family dwelling on those dates. Interior photos supplied with this application demonstrate the layout of the property as a single family dwelling, with one kitchen, one water heater, one hvac unit, etc.

This applicant seeks a certificate of non-conformity from CRDA based on the submitted historical records which show the continuous use of the property as a single family dwelling for over 100 years.

Very truly yours,

A handwritten signature in cursive script that reads "Tara L. Vargo".

Tara L. Vargo

Enclosures

cc: Nick Merle