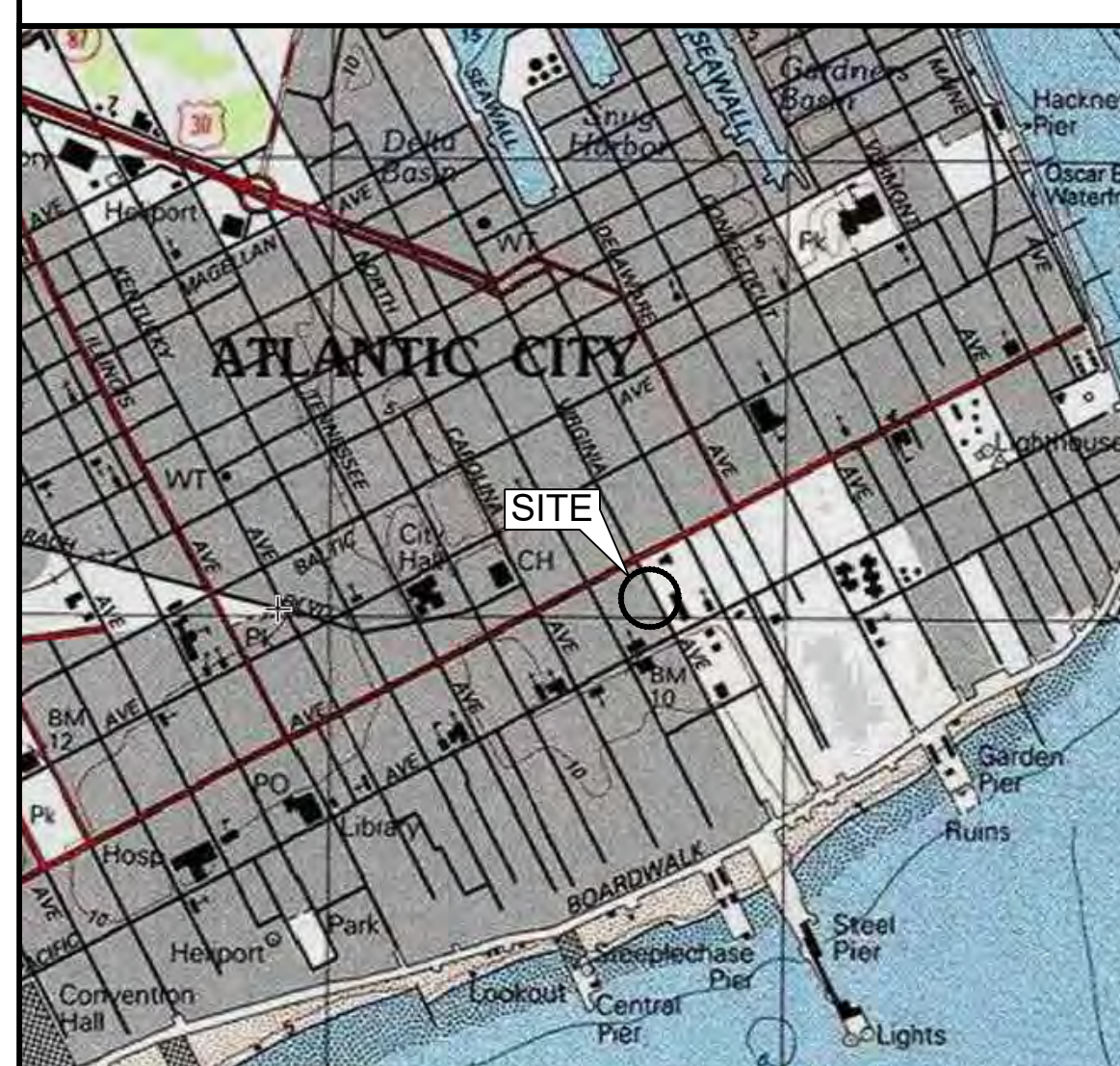
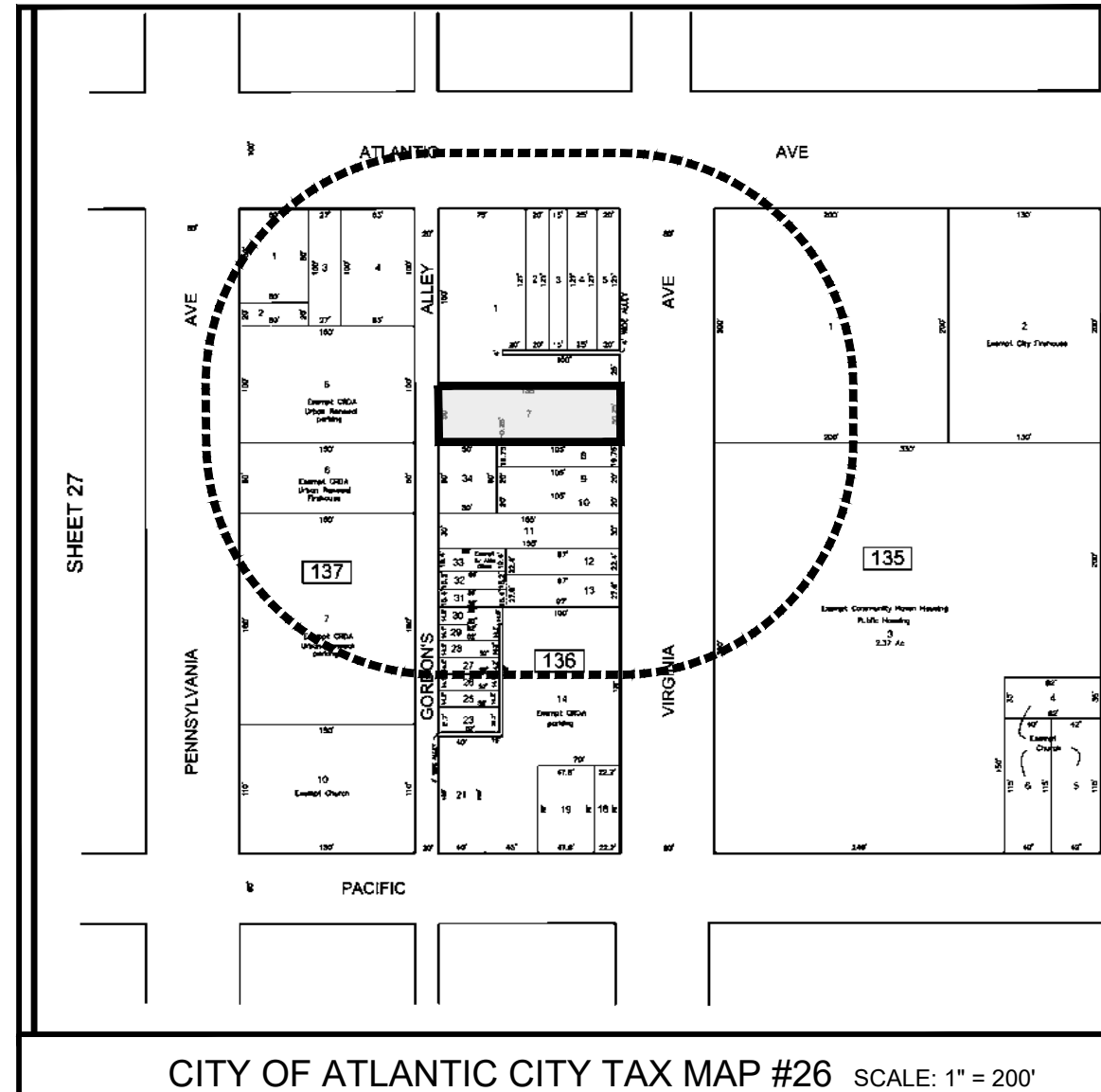


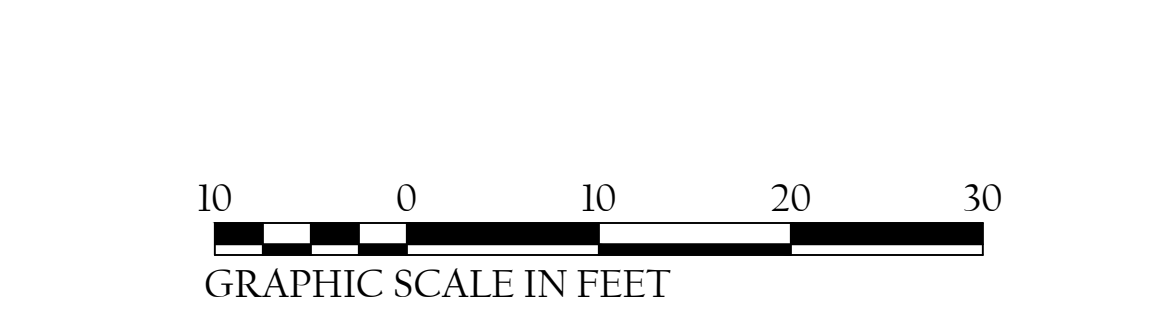
CITY OF ATLANTIC CITY - CRDA TOURISM MAP SCALE: 1" = 200'



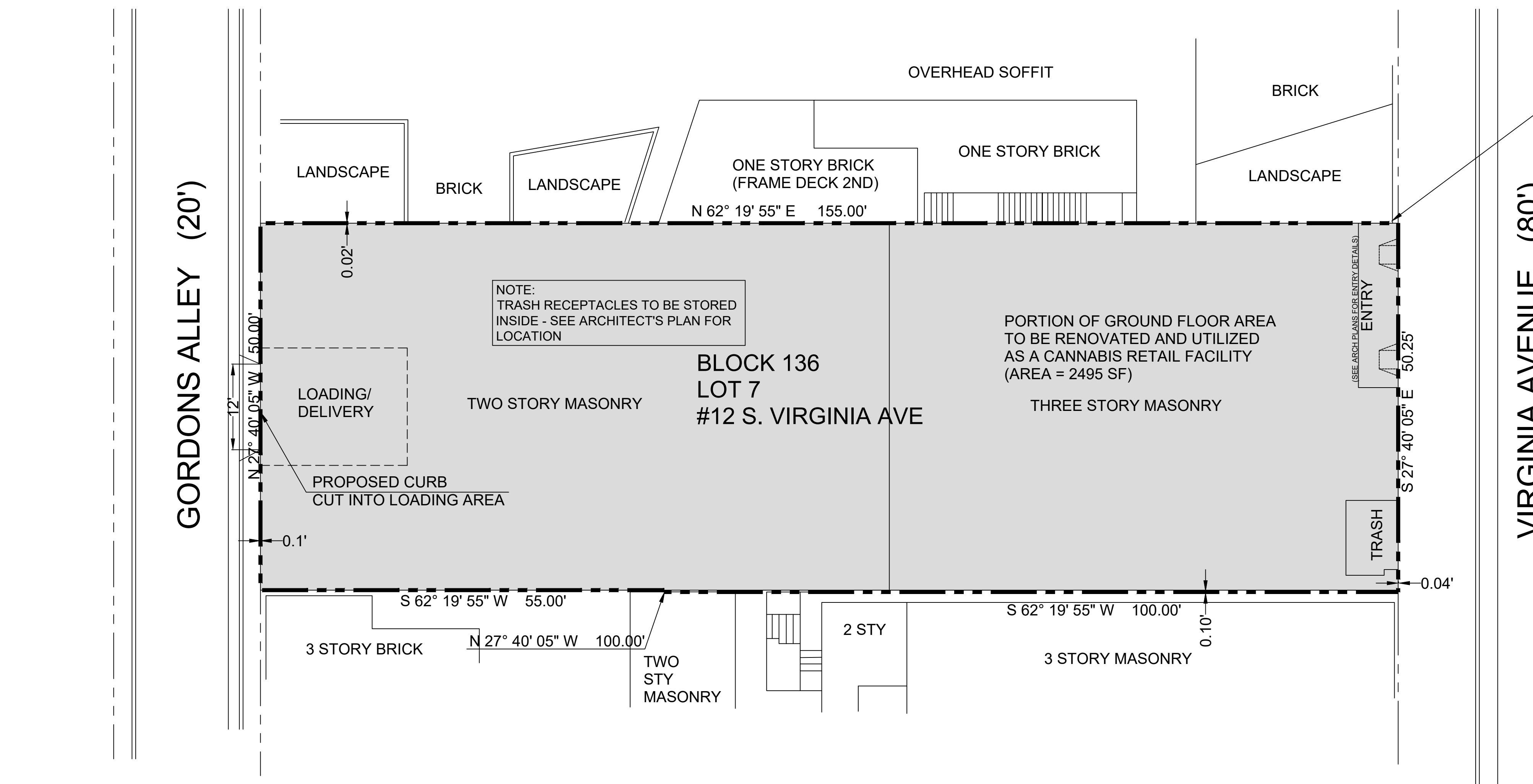
USGS QUAD MAP - CITY OF ATLANTIC CITY



CITY OF ATLANTIC CITY TAX MAP #26 SCALE: 1" = 200'



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BEGINNING POINT  
150.0 FT SOUTHEAST OF THE  
SOUTHEAST LINE ATLANTIC  
AVENUE (100')

VIRGINIA AVENUE (80')

GORDONS ALLEY (20')

NOTE:  
TRASH RECEPTACLES TO BE STORED  
INSIDE - SEE ARCHITECT'S PLAN FOR  
LOCATION

BLOCK 136  
LOT 7  
#12 S. VIRGINIA AVE

PORTION OF GROUND FLOOR AREA  
TO BE RENOVATED AND UTILIZED  
AS A CANNABIS RETAIL FACILITY  
(AREA = 2495 SF)

**GENERAL NOTES**

1. APPLICANT:  
ZAZA DISPENSARY, LLP  
12 S. VIRGINIA AVENUE  
FLOOR, ATLANTIC CITY, NJ 08401  
OWNER:  
DUTCHTOWN 7, LLC  
1317 EDGEWATER DR, SUITE 388  
ORLANDO FLORIDA, 32804
2. PROPERTY INFORMATION:  
BLOCK 136 LOT 7
3. AREA = 7775 SF  
ZONING = RC DISTRICT  
EXISTING USE = TBD  
PLAN HORIZONTAL DATUM - NAD83  
PLAN VERTICAL DATUM - NAVD88  
FLOOD ZONE: AE9 (Preliminary Firm)
4. PROPOSED DEVELOPMENT  
APPLICANT PROPOSES TO RENOVATE THE EXISTING BUILDING  
INTERIOR FOR USE AS A CANNABIS RETAIL DISPENSARY .  
- PORTION OF FIRST FLOOR ONLY WILL BE DISPENSARY USE  
- SECOND & THIRD FLOORS WILL REMAIN WITH NO CHANGE  
- NO SIGNAGE PROPOSED AT THIS TIME  
- NO NEW UTILITY CONNECTIONS ARE PROPOSED  
- NO NEW SIGHT LIGHTING IS PROPOSED, SEE ARCH PLANS FOR  
ALL BUILDING MOUNTED LIGHTS.  
- ON-SITE TOPOGRAPHY TO BE PROVIDED AS A CONDITION OF  
APPROVAL.

**LIST OF OWNERS WITHIN 200 FT**

Municipality	Block	Lot	Qualification	Property Address	Owner Name	Owner Street	Owner City/State	Property Address	Owner Name	Owner Street	Owner City/State
Atlantic City	136	8	0000	145 VIRGINIA AVE	SCHEVEN, FREDRIC & DORIS TRS	408 EDGEMOUNT BLVD	ATLANTIC CITY, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	9	0000	145 VIRGINIA AVE	FERRER, LLC	207 FERRY LN	EGG HARBOR CITY, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	10	0000	145 VIRGINIA AVE	NABER REALTY LLC	100 FRANKLIN BLVD	EGG HARBOR CITY, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	11	0000	145 VIRGINIA AVE	NABER REALTY LLC	100 FRANKLIN BLVD	EGG HARBOR CITY, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	12	0000	145 VIRGINIA AVE	ARLOCK FROM THE ROCK LLC	100 ARLBY PARK	ATLANTIC CITY, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	13	0000	145 VIRGINIA AVE	ASSOCIATES LLC	100 WINTER STREET	PHILA, PA	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	14	0000	145 VIRGINIA AVE	CHIA	105 PENNSYLVANIA AVE	ATLANTIC CITY, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	15	0000	145 VIRGINIA AVE	104 ASSOCIATES LLC	104 S SECOND ST	CAMDEN, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	16	0000	145 VIRGINIA AVE	CITY OF ATLANTIC CITY	100 FRANKLIN BLVD	ATLANTIC CITY, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	17	0000	145 VIRGINIA AVE	104 ASSOCIATES LLC	104 S SECOND ST	CAMDEN, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	18	0000	145 VIRGINIA AVE	104 ASSOCIATES LLC	104 S SECOND ST	CAMDEN, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	19	0000	145 VIRGINIA AVE	104 ASSOCIATES LLC	104 S SECOND ST	CAMDEN, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	20	0000	145 VIRGINIA AVE	104 ASSOCIATES LLC	104 S SECOND ST	CAMDEN, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	21	0000	145 VIRGINIA AVE	104 ASSOCIATES LLC	104 S SECOND ST	CAMDEN, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	22	0000	145 VIRGINIA AVE	104 ASSOCIATES LLC	104 S SECOND ST	CAMDEN, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	23	0000	145 VIRGINIA AVE	104 ASSOCIATES LLC	104 S SECOND ST	CAMDEN, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	24	0000	145 VIRGINIA AVE	104 ASSOCIATES LLC	104 S SECOND ST	CAMDEN, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	25	0000	145 VIRGINIA AVE	104 ASSOCIATES LLC	104 S SECOND ST	CAMDEN, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	26	0000	145 VIRGINIA AVE	104 ASSOCIATES LLC	104 S SECOND ST	CAMDEN, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	27	0000	145 VIRGINIA AVE	104 ASSOCIATES LLC	104 S SECOND ST	CAMDEN, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	28	0000	145 VIRGINIA AVE	104 ASSOCIATES LLC	104 S SECOND ST	CAMDEN, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	29	0000	145 VIRGINIA AVE	104 ASSOCIATES LLC	104 S SECOND ST	CAMDEN, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	30	0000	145 VIRGINIA AVE	104 ASSOCIATES LLC	104 S SECOND ST	CAMDEN, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	31	0000	145 VIRGINIA AVE	104 ASSOCIATES LLC	104 S SECOND ST	CAMDEN, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ
Atlantic City	136	32	0000	145 VIRGINIA AVE	104 ASSOCIATES LLC	104 S SECOND ST	CAMDEN, NJ	145 VIRGINIA AVE	ALVANSORIA, S.A.	2204	ATLANTIC CITY, NJ

**ZONING SCHEDULE (RC DISTRICT)**

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
LOT AREA	7500 SF	7775 SF	7775 SF	C
LOT WIDTH	50 FT	50 FT	50 FT	C
LOT DEPTH	150 FT	155 FT	155 FT	C
LOT FRONTAGE	50 FT	50 FT	50 FT	C
SETBACKS				
FRONT YARD	0 FT	0.1 FT / 0.04 FT	0.1 FT / 0.04 FT	C
SIDE YARD	0 FT	0.02 FT / 0.1 FT	0.02 FT / 0.1 FT	C
REAR YARD	20 FT	N/A	N/A	C
BLDG HEIGHT	300 FT	< 300 FT	< 300 FT	C
COVERAGE				
BLDG IMPERVIOUS	70%	100%	100%	ENC
IMPERVIOUS	80%	100%	100%	ENC
PARKING* (CANNABIS RETAIL)	1/300 SF 2495 SF / 300 SF = 8	0	0	ENC

\*SITE CONTAINS AN EXISTING PARKING DEFICIENCY OF 17 SPACES AS PER ARCHITECTURAL PLANS  
V = VARIANCE REQUIRED  
ENC = EXISTING NON-CONFORMING  
C = CONFORMING  
N/A = NOT APPLICABLE

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

CRDA Planner \_\_\_\_\_ Date: \_\_\_\_\_

CRDA Engineer \_\_\_\_\_ Date: \_\_\_\_\_

CRDA Land Use Regulation & Enforcement Officer \_\_\_\_\_ Date: \_\_\_\_\_

CRDA Hearing Officer \_\_\_\_\_ Date: \_\_\_\_\_

**SITE PLAN APPLICATION**  
**BLOCK 136 LOT 7**  
**TAX MAP SHEET #26 (12 S VIRGINIA AVE)**

**ARCO**  
ARTHUR PONZIO CO.  
ENGINEERS & SURVEYORS  
PLANNERS  
400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401  
PHONE: 609-344-8194 FAX: 609-344-1594  
NEW JERSEY STATE AUTH. NO: 24GA28001300

**JON J. BARNHART**  
PROFESSIONAL PLANNER N.J. NO. 33LI00581500  
PROFESSIONAL ENGINEER N.J. NO. GE43483

**ARTHUR W. PONZIO, JR.**  
PROFESSIONAL PLANNER N.J. NO. 33LI00267600  
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

**PROPERTY SURVEY & VARIANCE PLAN**  
**BLOCK 136 LOT 7**  
**ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY**  
SCALE: 1" = 10'  
DATE: 8-20-24  
BY: JJB  
PROJ. NO.: 41517

SHEET NO.  
**C-1**  
SHEET 1 of 1

NO.	DATE	BY	REVISIONS
1	10-19-24	JJB	REVISED PER COMMENTS