

Narrative
2901 Atlantic Avenue
Block 269 Lot 6

The applicant is the owner of the property known as 2901 Atlantic Avenue also known as Block 269 Lot 6. It is his intention to convert what was formally a funeral home; followed by law office; into a single-family home. The applicant is the owner of the restaurant known as 2825 Café which is directly across the street. The property is located in the CBD zone and will require Use Variance together with "C" variance relief. The applicant believes both the positive and negative criteria can be met as follows

With respect to the positive criteria:

- a. It will encourage the municipal action for the appropriate development of all lands that will promote public health, safety, morals and general welfare;
- b. It will provide safety from fire, flood, panic and other natural man-made disasters;
- c. It will provide adequate light, air and open space;
- d. It will promote a desirable visual environment through creative development techniques;
- e. The property will be an aesthetic enhancement to both the commercial district and residential district.

With respect to the negative criteria, it will satisfy both prongs as follows:

- a. As to first prong a, there will be no substantial detriment to the public good nor any substantial good to the character of the neighborhood;
- b. As to second prong, there will be no substantial detriment to the zone ordinance or zoning plan.

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