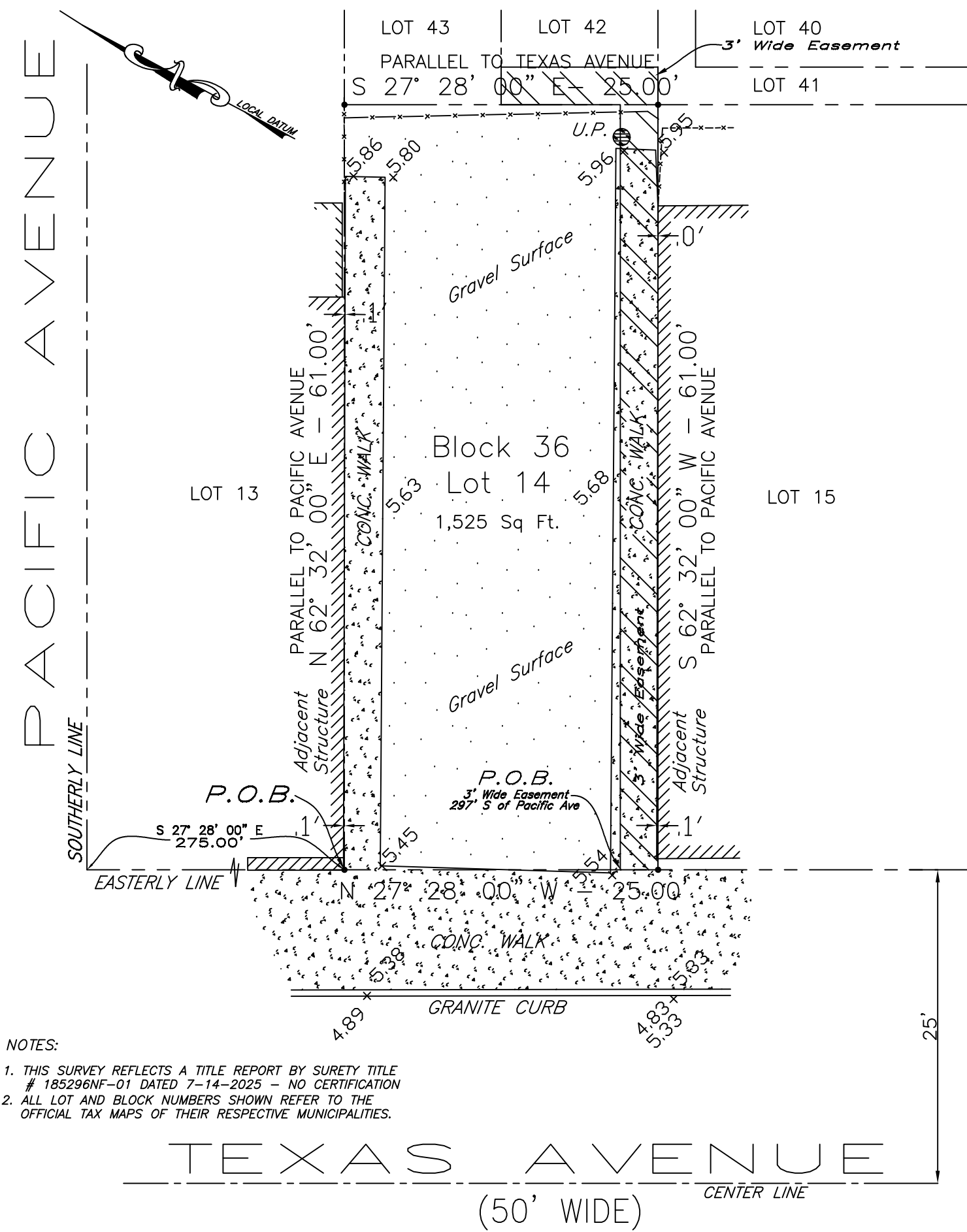
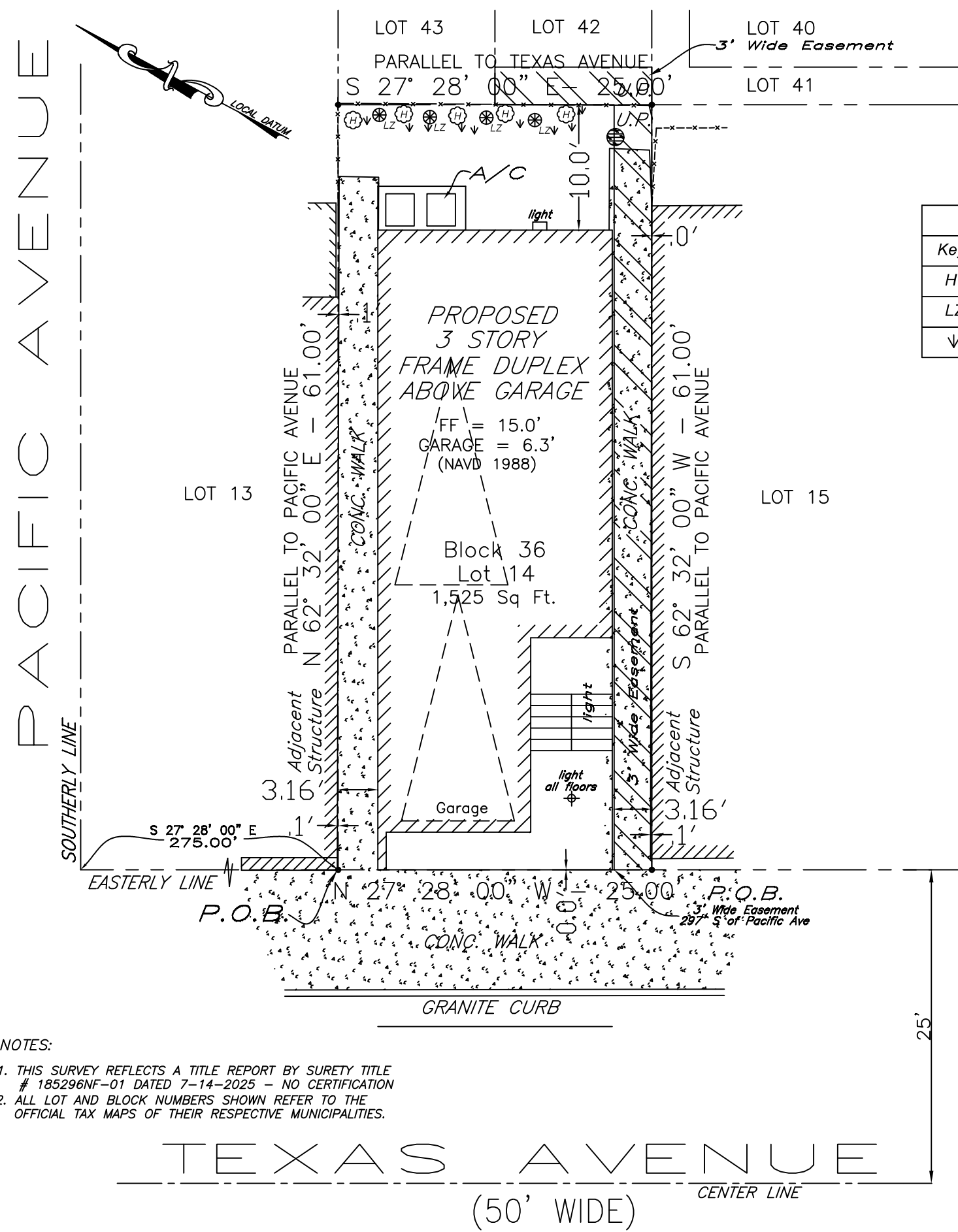
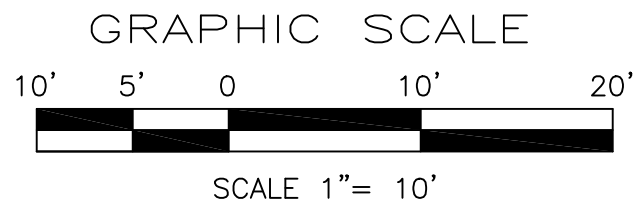




NOTES:
1. THIS SURVEY REFLECTS A TITLE REPORT BY SURETY TITLE # 185296NF-01 DATED 7-14-2025 - NO CERTIFICATION
2. ALL LOT AND BLOCK NUMBERS SHOWN REFER TO THE OFFICIAL TAX MAPS OF THEIR RESPECTIVE MUNICIPALITIES.



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PLANT SCHEDULE				
Key	Botanical Name	Common Name	Size	Quantity
H	Paniculata Hydrangea	Limelight Hydrangea	24"	5
LZ	Miscanthus Sinensis	Little Zebra Grass	2 gal.	4
Ψ	Annuals to be planted per season			

EXISTING

PROPOSED

OWNER/APPLICANT
127 S TEXAS LLC
1746 MAYS LANDING ROAD
EGG HARBOR TOWNSHIP, NJ 08234

CERTIFICATIONS

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

ZONING CONFORMITY STATUS

Date: 01/07/25

Site Address 127 S Texas Ave

Block(s) 36, Lot(s) 41

Applic.# 2026-01-3971

Prepared by: RLR

Reg. SECTION	RC ZONE	PERMITTED OR REQUIRED	EXISTING CONDITION S	PROPOSED IMPROVEMENTS	CONFORMIT Y STATUS
19:66-5.8	PARKING	2 parking spaces per unit	NA	1 parking space per unit	DNC
19:66-5.10 (a) 1. i.	USE	Multi-family residential.	Vacant	Duplex	DNC *
19:66-5.10 (a) 1. iv (1)	MAX. BUILDING HEIGHT	300' max.	Vacant	33.58'	C
19:66-5.10 (a) 1. iv (2)	MIN. LOT AREA	7,500 SF	1,525 SF	1,525 SF	DNC
19:66-5.10 (a) 1. iv (3)	MIN. LOT DEPTH	150'	61'	61'	DNC
19:66-5.10 (a) 1. iv (4)	MIN. LOT WIDTH	50'	25'	25'	DNC
19:66-5.10 (a) 1. iv (5)	MIN. LOT FRONTAGE	50'	25'	25'	DNC
19:66-5.10 (a) 1. iv (6)	MAX. BUILDING COVERAGE	70%	Vacant	60.8%	C
19:66-5.10 (a) 1. iv (7)	MAX. IMPERVIOUS COVERAGE	80%	Vacant	73.4%	C
19:66-5.10 (a) 1. iv (8)	MIN. FRONT YARD	0' up to 35' in height, 20' above 35'	Vacant	0'	C
19:66-5.10 (a) 1. iv (9)	MIN. SIDE YARD	0' up to 35' in height, 20' above 35'	Vacant	3.18'	C
19:66-5.10 (a) 1. iv (10)	MIN.REAR YARD	20'	Vacant	10'	DNC
19:66-5.10 (a) 1. iv (13)	DENSITY	Max. 50 DU/AC (871.2 SF / DU)	Vacant	Max. 57.2 DU/AC (762.5 SF / DU)	DNC

*Duplex Use is Proposed in new Regulations.
C = Conforms
DNC = Does Not Conform – Requires variance relief

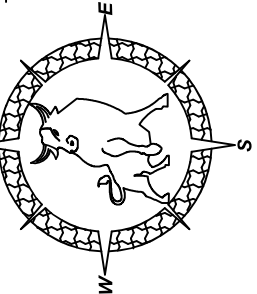
DANIEL J. PONZIO SR.

COMPANY AND ASSOCIATES L.L.C.
PROFESSIONAL LAND SURVEYING

3910 SOUTH BOULEVARD
ATLANTIC CITY, N.J. 08401

Telephone : (609) 334-7255 ponziosurvey@gmail.com

AUTH. # 24GA2835990



PLAN TO ACCOMPANY
VARIANCE APPLICATION

127 S TEXAS AVENUE
BLOCK 36 LOT 41
CITY OF ATLANTIC CITY
ATLANTIC COUNTY, NEW JERSEY

DATE	BY	DESCRIPTION
1/8/26	SR	CERT. TABLE
1/7/26	SR	RECD. ZONING TABLE
DATE	BY	DESCRIPTION

DWN: DJP SR	CKD: DJP SR
SCALE: AS NOTED	
DATE: 12/18/2025	
PROJECT: 05842025-V	
SHEET: 2 OF 3	

DANIEL J. PONZIO SR.
N.J.P.L.S. LIC. No. 24GS03760300