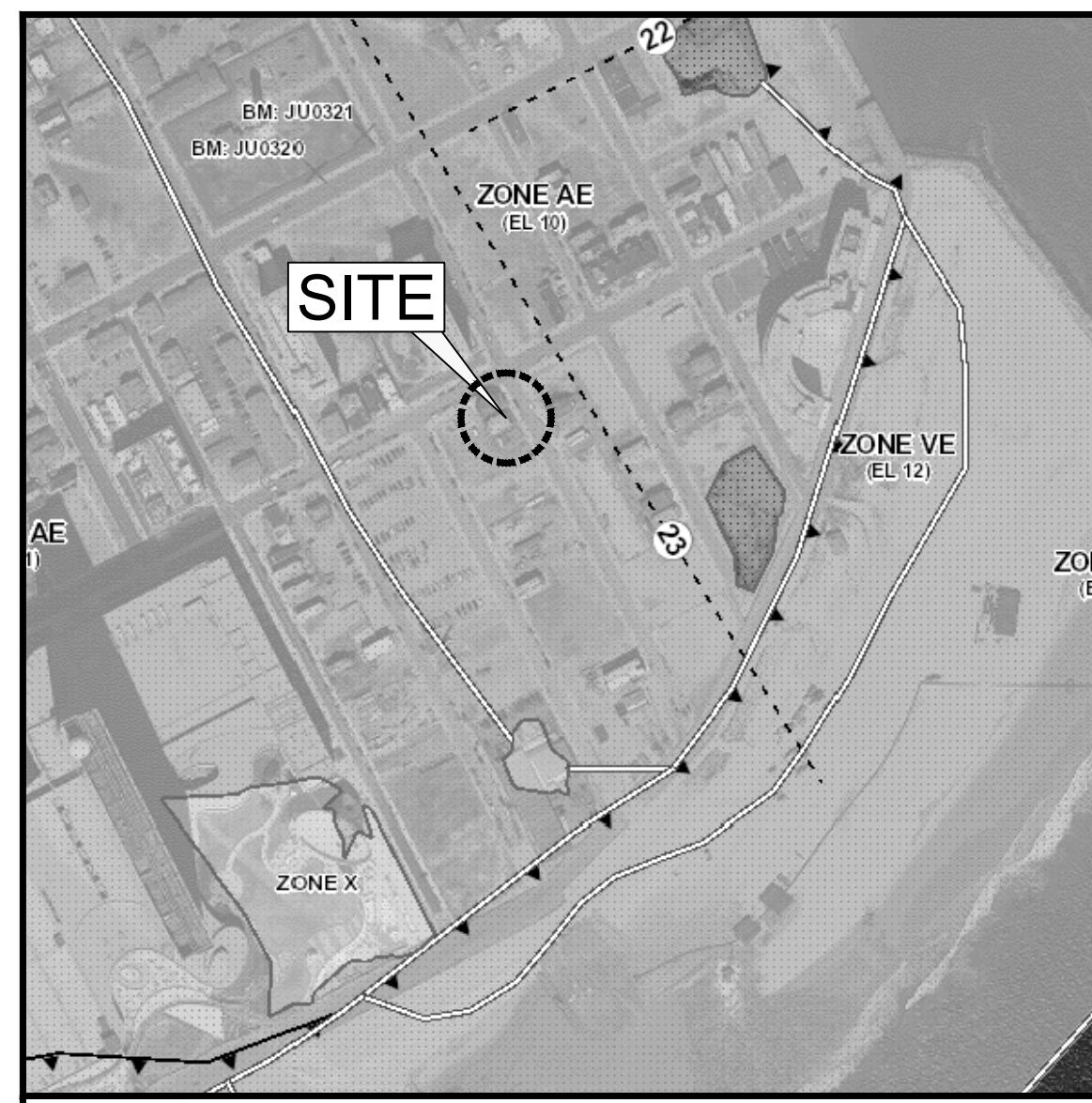
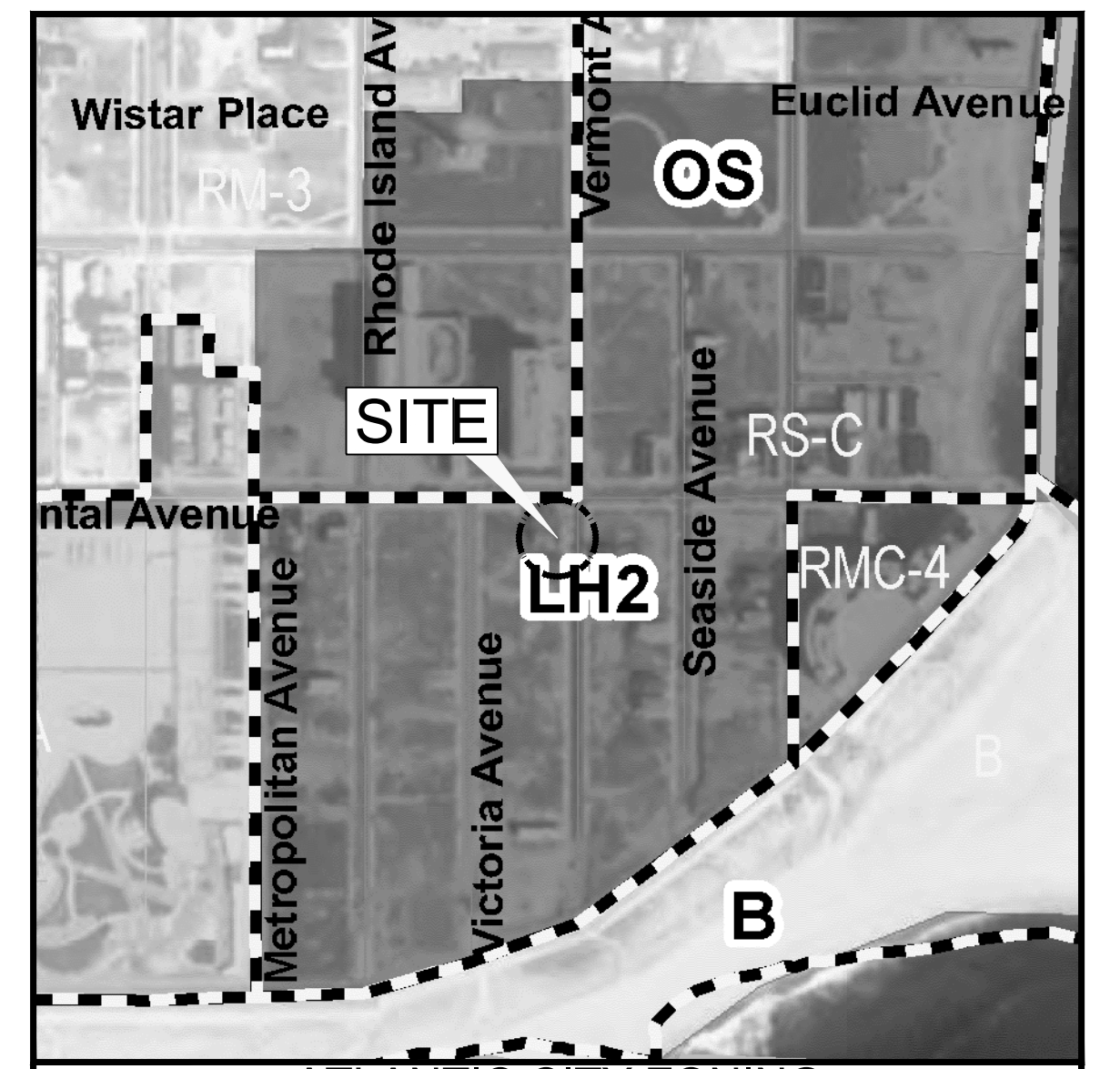


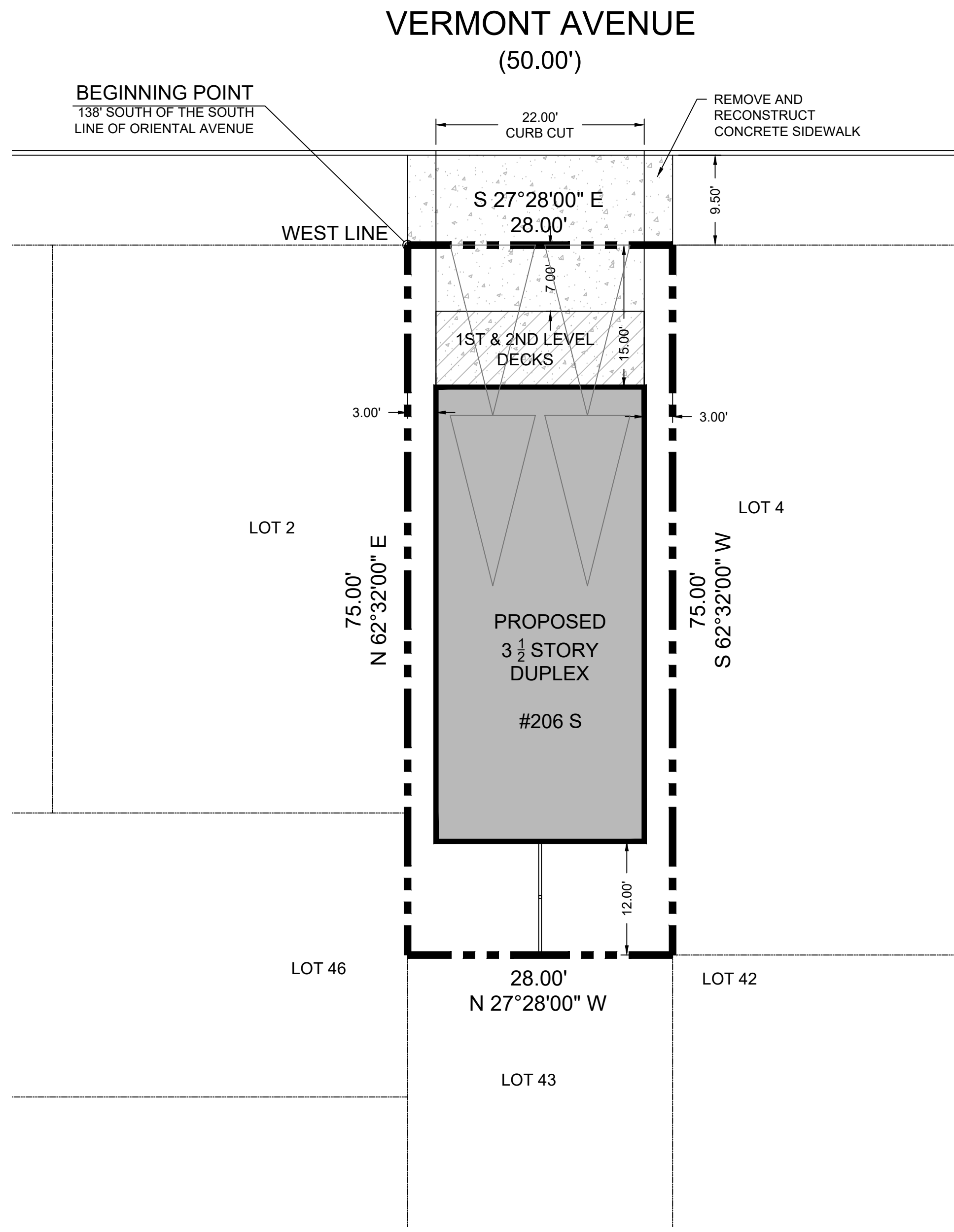
USC & GS QUAD MAP - ATLANTIC CITY



FEMA PRELIMINARY FIRM MAP - AE EL. 10



ATLANTIC CITY ZONING & TOURISM DISTRICT MAP - LH-2



ZONING SCHEDULE			
LIGHTHOUSE TWO ZONE (LH-2)			
ITEM	REQUIRED	PROPOSED	STATUS
MAX HEIGHT			
PRINCIPAL	80 FT	3 1/2 STY	C
ACCESSORY	35 FT	N/A	C
LOT REQUIREMENTS			
MIN. LOT AREA	7,500 SF	2,100 SF	V
MIN. LOT DEPTH	150 FT	75 FT	V
MIN. LOT WIDTH	50 FT	28 FT	V
COVERAGES			
MAXIMUM BUILDING	30%	50%	V
MAXIMUM IMPERVIOUS	80%	66%	V
SETBACKS			
FRONT YARD	15 FT	7 FT	V
SIDE YARD	15 FT	3 FT / 3 FT	V
REAR YARD	20 FT	12 FT	V
MINIMUM DENSITY	25 DU/A	41.5 DU/A	C
PARKING		4 SPACES	C

LEGEND
C = CONFORMS
V = VARIANCE

- GENERAL NOTES:**
- OWNER / APPLICANT:
MICHAEL MIRARCHI
1127 KEYSTONE DRIVE
SELLERSVILLE, PA 18960
 - PROJECT TEAM:
ATTORNEY: BRIAN J. CALLAGHAN, ESQ.
2429 ATLANTIC AVENUE
ATLANTIC CITY, NJ 08401
(609) 348-5300
ARCHITECT: MICHAEL W. KOLCHINS
6021 THIRD STREET
MAYS LANDING, NJ 08330
PLANNER / ENGINEER: ARTHUR PONZIO CO
400 N DOVER AVENUE
ATLANTIC CITY, NJ 08401
 - PROPERTY INFORMATION:
BLOCK 74 LOT 3
206 S VERMONT AVENUE
ATLANTIC CITY, NEW JERSEY 08401
TOTAL LOT AREA = 2,100 SF (0.05 ACRES)
FLOOD ZONE = AE 10 (FEMA PRELIMINARY FIRM)
EXISTING USE = VACANT LOT
ZONING = LIGHTHOUSE TWO ZONE (LH-2)
ELEVATION REFERENCE = NAVD1988
 - INTENT OF APPLICATION:
THE APPLICANT PROPOSES CONSTRUCT A NEW DUPLEX AT THE REQUIRED ELEVATION (BFE 10.0 + 2.0 = 12.0' NAVD88) TO MEET ALL LOCAL, STATE & FEDERAL BASE FLOOD ELEVATION REQUIREMENTS.
 - APPROVALS REQUIRED:
CRDA LAND USE
- NOTE: THIS DRAWING IS INTENDED FOR MUNICIPAL APPROVAL PURPOSES ONLY.

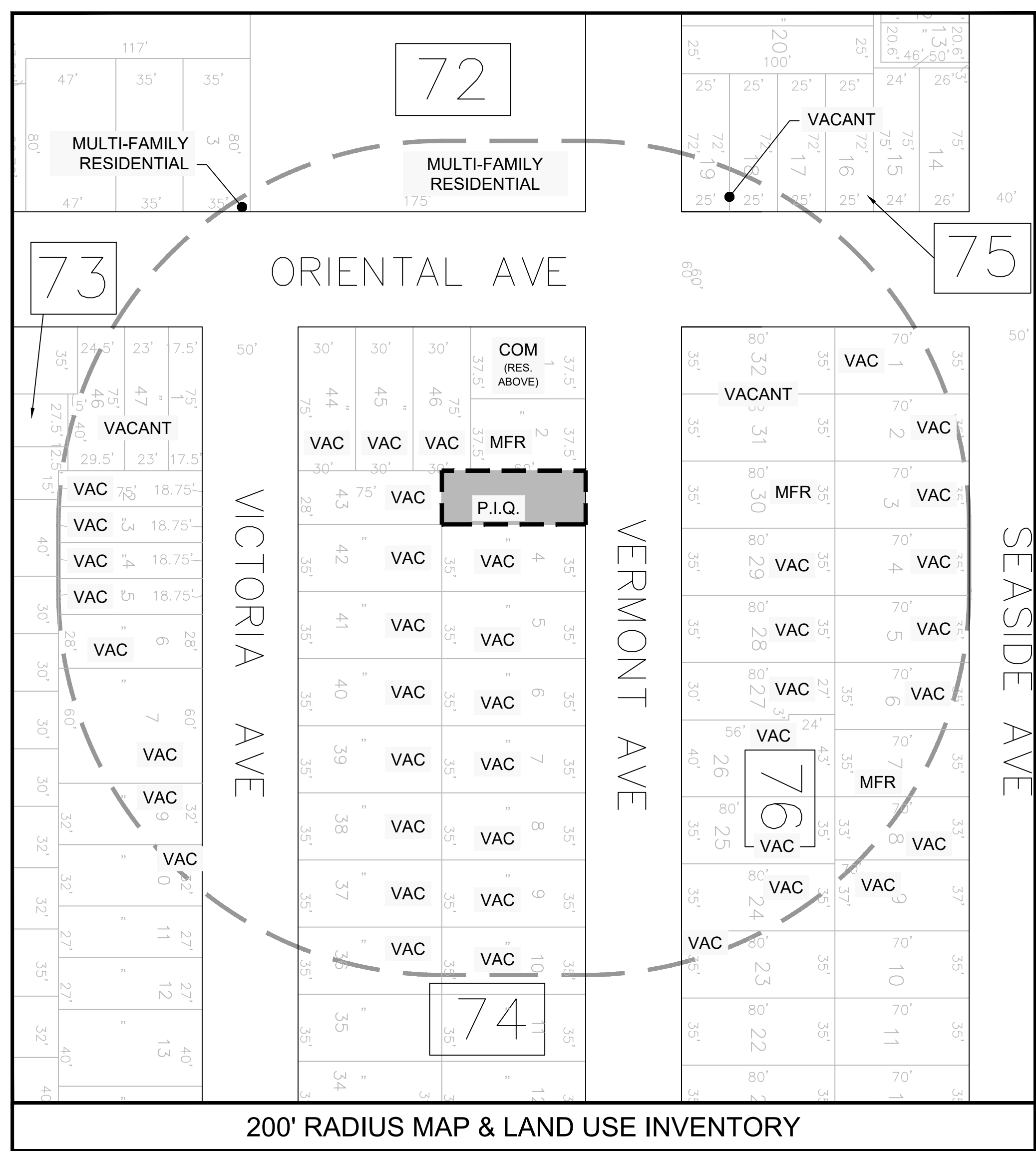
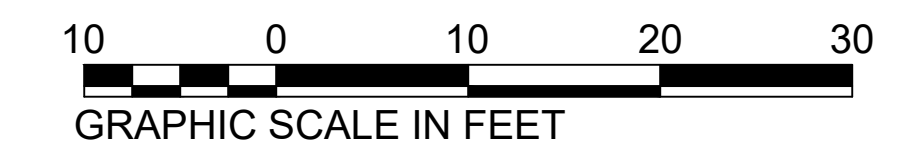
Approved by Resolution # _____ Dated: _____

CRDA Planner _____ Date: _____

CRDA Engineer _____ Date: _____

CRDA Land Use Regulation & Enforcement Officer _____ Date: _____

CRDA Hearing Officer _____ Date: _____



200' RADIUS MAP & LAND USE INVENTORY

COPYRIGHT © 2023 ARTHUR PONZIO CO. ALL RIGHTS RESERVED. THE COPY OR USE OF THIS DOCUMENT OR ANY PORTION THEREOF IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE PREPARED. THIS DOCUMENT IS THE SOLE PROPERTY OF ARTHUR PONZIO CO. AND HAS BEEN PREPARED SPECIFICALLY FOR USE BY THE OWNER ELEMENTS OF THIS PROJECT AT THIS SITE. IT SHOULD NOT BE USED BY ANY OTHER PERSON OR ENTITY AND MAY NOT BE COPIED IN ANY WAY FOR ANY OTHER PURPOSE AT ANY TIME.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) THE HIGH VOLTAGE PROMINENCY ACT, STATE OF NEW JERSEY, ADOPTED 7/21/88 AS P.L. 1048, § 349, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

ARTHUR PONZIO CO. DESIGNERS SHALL NOT BE HELD RESPONSIBLE FOR ANY FIELD INSTRUCTIONS, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
REVISIONS							

APCO 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

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

VARIANCE PLAN
BLOCK 74 LOT 3
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" = 10'
DATE: 3/20/2023

BY: T DASE
PROJ. NO.: 40681