

Brian J. Callaghan

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BRIAN J. CALLAGHAN

MARCH 18, 2024

Robert Reid
Casino Reinvestment
Development Authority
15 S. Pennsylvania Avenue
Atlantic City, NJ 08401

Via hand delivery and email (rreid@njcrda.com)

RE: Michael and Fotini Michaelidis
509 Atlantic Avenue
Atlantic City, NJ 08401
Block: 306 Lot: 23
Our File No.: 06432 BJC

Dear Rob,

Please be advised that we represent Michael and Fotini Michaelidis, who are applying for a Certificate of Non-Conformity for 509 Atlantic Avenue. Please find enclosed four sets of the Certificate of Non-Conformity Application together with attachments and a check in the amount of \$150.00. Please review and advise as to a hearing date.

After reviewing, if there is any additional documentation that you require, please feel free to contact me.

Thank you once again.

Cordially,

Brian J. Callaghan

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BJC: ad
Cc/ Fotini Michaelidis (uptownc.c.fm@comcast.net)



15 South Pennsylvania Avenue
Atlantic City, NJ 08401

APPLICATION FORM For
Non-conforming Use Certification

To be completed by CRDA staff only.

Date Filed: _____ **Application No.:** _____

Application Fees: _____ **Escrow Deposit:** _____

Scheduled for: _____
Review for Completeness: _____ **Review:** _____

1. SUBJECT PROPERTY

Location: 509 Atlantic Avenue

Tax Map Page _____ Block 306 Lot(s) 23

Page _____ Block _____ Lot(s) _____

Dimensions Frontage _____ Depth _____ Total Area _____

Zoning District RM-1

Explain in detail current Use of Subject Property:

Commercial on the ground floor with one apartment above.

Certificate of Nonconformity being sought for Nonconforming

Use _____ Structure _____ Both X

2. APPLICANT

Name Michael and Fotini Michaelidis

Email uptownc.c.fm@comcast.net

Address 102 South Baton Rouge Avenue, Ventnor, NJ 08406

Telephone Number 609-287-5793

Applicant is a: Corporation Partnership Individual

3. DISCLOSURE STATEMENT

Pursuant to N.J.S 40:55D-48.1 Application by corporation or partnership; list of stockholders owning 10% of stock or 10% interest in partnership.

Name	<u>N/A</u>	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____

4. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies] _____ No _____ Proposed _____

Present detailed use of the premises:

Commercial at ground level and apartment above

Note: All deed restrictions, covenants, easements, association bylaws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

List the types of evidence supporting the claim of nonconformity (attach said evidence hereto):

- a. See attached.
- b. _____
- c. _____
- d. _____
- e. _____

CERTIFICATIONS

I Fotini Michaelidis certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

[If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.]

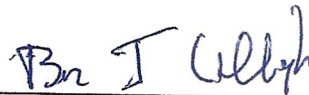
Sworn to and subscribed before me this

16th day of March, 2024



NOTARY PUBLIC

Michael C. Learn
Attorney at Law
State of New Jersey
3D#010901977



SIGNATURE OF APPLICANT

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this

18th day of March, 20 24



NOTARY PUBLIC

Michael C. Leane
Attorney at Law
State of New Jersey
ID # 010901977



SIGNATURE OF OWNER