

JTD Realty Group, Inc.
Proposed Restaurant/Bar Use
2231 Arctic Avenue – Block 336, Lots 2-23

Statement of Proposal

The Applicant, JTD Realty Group, Inc., proposes to convert the existing +/-11,400 square foot building located on the subject property to bar/restaurant space. The development plan also includes an asphalt parking area containing 49 parking spaces, as well as other associated site improvements. The Applicant also propose to utilize the site as the staging area for a boat tour operation. The activities that will take place on the site associated with the tour use include ticket sales, and the loading/unloading of passengers.

The subject property lies in the Central Business District (CBD) as shown on the City's Zoning Map. The property also lies within the Tourism District, and is therefore subject to the jurisdiction of the Casino Reinvestment Development Authority (CRDA). The proposed uses are permitted within the CBD zone. The proposed uses are also consistent with the City's Master Plan and the Tourism District Master Plan.

The proposed uses will cater to visitors of Bass Pro Shops and other shopping destinations located nearby, including the stores within The Walk.

Construction of the proposed improvements will be completed in one (1) single phase.

The development plan conforms to the applicable provisions and standards outlined in Sections 163-127 through 133 of the Atlantic City Development Standards, unless otherwise noted below.

Variances Requested

As part of this Application, the Applicant is requesting variance relief from the Bulk & Area Standards of the Atlantic City Development Standards:

1. Section 163-71 – Signs – In addition to the permitted wall-mounted signage being proposed as part of this development plan, the Applicant is requesting variance relief to permit the construction of a freestanding, ground sign with a total sign area of 15 square feet per side. The overall dimensions of the structure will be 5 feet high by 5 feet wide, with a sign face of 3 feet high by 5 feet wide. The sign will be setback 5 feet from the right-of-way of Arctic Avenue. Freestanding ground signs are not permitted in the CBD zoning district. Therefore, a variance is required.

Waivers Requested

In the submission of this Application, the Applicant is hereby requesting the following waivers from the submission requirements:

1. Section 163-97.C.(16) – Traffic, Transit, and Pedestrian Studies – The proposed uses will not generate pedestrian or vehicle traffic in excess of what would normally be expected for similar uses at a similar intensity. Therefore, a waiver from this requirement is requested.
2. Section 163-97.C.(17) – Studies Indicating the Adequacy of Existing or Proposed Public Improvements, Public Sites, and Rights-of-Way – The proposed uses will operate at an intensity that is compatible with the existing public infrastructure. The proposed uses will not create a significant additional burden on the existing public improvements, sites, or rights-of-way. Therefore, a waiver from this requirement is requested.
3. Section 163-97.C.(21).(l) – Storm Drainage Calculations – The proposed improvements do not create a significant increase in impervious areas on the site or in stormwater runoff from the site. The proposed improvements do not include any stormwater detention/retention/infiltration facilities, but instead utilize the existing municipal stormwater infrastructure. Therefore, a waiver from this requirement is requested.
4. Section 163-97.C.(22) – Energy Impact Statement – The proposed uses do not create significant demand for energy and will not require any type of specialized power generation or delivery. Therefore, a waiver is requested.
5. Section 163-74.G – Treatment of Structure Surfaces – The proposed architectural improvements to the existing building will be compatible with the overall design concepts of the Tourism District and will provide a harmonious streetscape with the adjacent properties at The Walk. Therefore, a waiver is requested.

Calculation of Application & Escrow Fees

1. Application Fee:

Class II Site Plan	\$550
Bulk Variance	\$250
+ \$100/Variance	<u>\$100</u>
Total	\$900

2. Escrow Fee:

Class II Site Plan	\$2,000
+ \$10 / 1,000 sf of lot	\$ 397
+ \$10 / 1,000 sf of building	\$ 114
+ Bulk Variance	\$2,000
+ \$200 / Variance	\$ 200
Total	\$4,711