



DESIGN WAIVER and VARIANCE REQUEST LIST

Resorts Casino Hotel – Reconfiguration of Parking Lot ‘C’
Preliminary and Final Major Site Plan
Block 57 Lot 9, Block 58 Lots 7 thru 11, and Block 59 Lot 1
September 6, 2017

The following relief is requested from the Atlantic City’s Chapter 163. Land Development Standards for the proposed improvements associated with the subject major site plan application.

Chapter 163: Land Use Development
Part 4: Zoning (Articles XI to XVIII)
Article XVII District Regulations of Applicability (sections 163-65 to 163-74)
Article XXV Site Plan/ Subdivision Approval Standards (sections 163-127 to 163-139)
§ 163-68 Accessory Structures and Uses
§ 163-70 Off-Street Parking and Loading Regulations
§ 163-131 Standards for Visibility at Street Corners

§163-68.E(8)(a)[1] – Maximum Height of Fence or Wall

Applicant proposes the installation of 4.5 foot high white decorative metal fence to screen the proposed parking areas which will be located in the front yard setbacks of South Carolina Avenue and Chalfonte Avenue, whereas the maximum permitted height of fence in the front yard is four (4) feet. The proposed 4.5 foot fence will match the existing fence that is remaining. Applicant requests the existing non-conforming condition associated with the existing 4.5 foot high decorative metal fence in the setbacks of North and South Carolina Avenues remain where indicated on plans. Applicant also requests the existing non-conforming condition associated with the existing 6.0 foot high chainlink along the common property line with Block 58 Lot 6 in proximity to North Carolina remain as is.

§163-70.A(2)(a)[2][a] – Parking Lot Setback from Public Street

Applicant proposes a parking lot setback of five (5) feet from North Carolina Avenue, South Carolina Avenue and Chalfonte Avenue, whereas the minimum parking lot setback is ten (10) feet. The Applicant requests that the existing non-conforming condition of the five (5) foot parking lot setback from North Carolina Avenue and North Carolina Avenue remain where

indicated on plans. The proposed parking lots maintain the existing setback conditions. The parking setback along Chalfonte Avenue has been increased from 0.7 foot to 5 foot setback.

§163-70.A(2)(b)[3] – Parking Lot Setback from Boardwalk – Existing Non Conforming Condition

Applicant requests the existing non-conforming condition of the minimum parking lot setback from the Boardwalk remain as is; where in 25 feet are required, ±16 feet are provided. No improvements are proposed in the vicinity of the boardwalk.

§163-70.A(2)(c)[1] – 90 degree Parking Aisle Dimensions

§163-70.A(2)(c)[4] – Parking Lot Circulation Aisles

Applicant requests a waiver from the aisle width for 90 degree parking (24 feet) and the elimination of parking stall access to circulation aisles to allow for the intermittent use of stacked parking spaces by valet attendants. The waiver is requested for all or portions of the subject parking lots and the stacked parking will only be implemented with the use of valet parking attendants. The parking lots will be permanently striped with conforming parking spaces and aisle widths.

§163-131 - Sight Triangles

The Applicant proposes to apply the AASHTO industry standard for sight distances to the Chalfonte Avenue intersection and the two proposed driveways. The application of the Ordinance standard of 90 foot by 90 foot sight triangle for the intersection of a local street with another local street would include portions of the existing 54 inch high fence, evergreen hedges, and parked cars. A waiver is requested to apply the accepted AASHTO industry standard in lieu of the Ordinance Standard. The AASHTO sight triangles as delineated on the plans and will include the following structures that are more than 30 inches high: existing street trees, replaced street trees, utility poles, and traffic control signs.