

EL CHARRO RESTAURANT AND SPORTS BAR

2430 FAIRMOUNT AVENUE ATLANTIC CITY, NEW JERSEY, 08401

GENERAL NOTES:

1. PRIOR TO PERFORMING ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY, THE APPLICANT MUST OBTAIN A STREET OPENING PERMIT FROM THE CITY ENGINEER'S OFFICE.
2. ANY BROKEN SIDEWALK, GRANITE / CONCRETE CURBING AND GUTTERS ALONG THE PROPERTY FRONTAGES MUST BE REPLACED.
3. INFORMATION FOR THIS SITE PLAN WAS OBTAINED FROM A SURVEY DATED 11-13-18 BY ROBERT J CATALANO AND ASSOCIATES PA.

Approved by Resolution # _____	dated: _____
CRDA PLANNER	DATE
CRDA Engineer	DATE
CRDA LAND USE REGULATION ENFORCEMENT OFFICER	DATE
CRDA HEARING OFFICER	DATE

DRAWING LIST

- Z-1 SITE PLAN / ZONING ANALYSIS
- Z-2 200' LIST / MAPS
- Z-3 IMAGES / FLOOR PLANS
- Z-3A EXISTING FLR PLANS / IMAGES
- Z-4 ELEVATIONS / SIGNAGE CALCS
- Z-4A EXISTING ELEVATIONS
- Z-5 ELEVATIONS
- Z-5A EXISTING ELEVATIONS
- Z-6 COLOR ELEVATIONS

ZONING ANALYSIS

APPLICANT: RIGOBERTO P. ALVAREZ & ERIC O. ALVAREZ
 SITE LOCATION: 2430 FAIRMOUNT AVENUE ATLANTIC CITY, NEW JERSEY
 LOT AND BLOCK: LOT 1 & 78 BLOCK 339
 ZONING DISTRICT: DA
 EXISTING USE: TWO STORY - RESTAURANT (FIRST FLOOR) - RESTAURANT / BANQUET (SECOND FLOOR) & PARKING **
 PROPOSED USE: SAME AS ABOVE, EXCEPT 726 SF ADDITION OF PREVIOUSLY APPROVED FIRST FLOOR AND 586 SF ADDITION OF PREVIOUSLY APPROVED SECOND FLOOR WITH 235 SF ROOF EXPANSION *

DESCRIPTION	PREVIOUS AC REQUIRED	REQUIRED CRDA PLANNING ZONE DA	PREVIOUS APPROVAL AC RESOLUTION NUMBER: 15 DATE: 05-21-09	EXISTING CONDITION	PROPOSED CONDITION CRDA
HEIGHT (ABV B.F.E.)	35'-0"	35'-0"	29'-0"	23'-8"	23'-8"
PRINCIPAL ACCESSORY	15'-0"	15'-0"	N/A	9'-4"	9'-4"
SETBACKS					
FRONT (FAIRMOUNT)	20'-0"	5'-0"	6'-1/8" (OVER) **	6'-1/8" (OVER) **	6'-1/8" (OVER) **
FRONT BAY (FAIRMOUNT)	20'-0"	5'-0"	2'-4" (OVER) **	2'-4" (OVER) **	3'-6 1/2" (OVER) *
SIDE (FAIRMOUNT)	15'-0"	0'-0"	8'-8" **	7'-8" **	0'-1' **
FRONT (FLORIDA)	20'-0"	5'-0"	0'-0" **	0'-0" **	0'-0" **
FRONT BAY (FLORIDA)	20'-0"	5'-0"	N/A	N/A	3'-3 1/2" (OVER) *
SIDE (FLORIDA)	15'-0"	0'-0"	82'-1 1/2'	82'-1 1/2'	82'-1 1/2'
REAR (FLORIDA)	N/A	20'-0"	N/A	0'-0" **	0'-0" **
FRONT ACCESS (FLORIDA)	20'-0"	5'-0"	127'-0"	127'-0"	127'-0"
SIDE ACCESS (FAIRMOUNT)	15'-0"	0'-0"	-	0'-6 1/2'	0'-6 1/2'
SIDE ACCESS (FLORIDA)	15'-0"	0'-0"	-	1'-6"	1'-6"
REAR ACCESS (FLORIDA)	N/A	20'-0"	-	0'-0" **	0'-0" **
LOT COVERAGE (DA)	-	30 %	-	37 % **	44 % **
BUILDING IMPERVIOUS	-	40 %	-	100 % **	100 % **
MINIMUM LOT REQ					
LOT AREA	-	5,000 S.F.	11,872 S.F.	11,872 S.F.	11,872 S.F.
LOT FRONTAGE (FAIRMOUNT)	-	50 FT	51'-0"	51'-0"	51'-0"
LOT FRONTAGE (FLORIDA)	-	50 FT	172'-0"	172'-0"	172'-0"
LOT DEPTH	-	100 FT	N/A	175'-0"	175'-0"
LOT WIDTH	-	50 FT	N/A	N/A	N/A
SIGNAGE					
GROUND	-	10 S.F. / FACE	SEE **	SEE **	SEE *
WALL	-	10 S.F. / FACE	SEE **	SEE **	SEE *
WINDOW	-	33% WINDOW AREA	SEE **	SEE **	SEE *
AWNING	-	NOT ALLOWED	SEE **	SEE **	SEE *
PROJECTION	-	NOT ALLOWED	SEE **	SEE **	SEE *
MAX. GROSS SURFACE AREA		25% OF TOTAL WALL SURFACE PER ELEVATION	SEE **	SEE **	SEE *
EXISTING NON CONFORMITY **					
VARIANCE REQUIRED *					

PREVIOUS APPROVALS

CERTIFICATE OF NONCONFORMITY:
 CERTIFICATE OF NONCONFORMITY ZONING BOARD OF ADJUSTMENT - CITY OF ATLANTIC CITY RESOLUTION NUMBER - 77 OF 2004 - DATED 08/26/04
 BUILDING DEPARTMENT:
 BUILDING PERMIT # 04-0097
 BUILDING APPLICATION SUBMITTED: 02-06-13
 ZONING BOARD:
 ZONING BOARD OF ADJUSTMENT - CITY OF ATLANTIC CITY
 RESOLUTION #15 OF 2009 - DATED: 05-21-09
 CERTIFICATE OF LAND USE COMPLIANCE:
 CASINO REINVESTMENT DEVELOPMENT AUTHORITY CERTIFICATE OF LAND USE
 APPLICATION NUMBER: 2012-12-501 APPROVED: 12-28-12

PROFESSIONAL CONSULTANT LIST

LAWYER: HANK N. ROVILLARD ESQUIRE
 PROFESSIONAL ATTORNEY ID NUMBER: 019611989
 HANK N. ROVILLARD ESQUIRE LLC
 31 N. BRIGHTON AVENUE, ATLANTIC CITY, NJ 08401
 PHONE: 609-347-7301
 SURVEYOR: ROBERT J. CATALANO
 PROFESSIONAL LAND SURVEYOR LICENSE NUMBER: 24GS01861200
 PROFESSIONAL PLANNER LICENSE NUMBER: 33LI00160000
 12 SOUTH VIRGINIA AVENUE ATLANTIC CITY, NJ, 08401
 PHONE: 609-345-1887
 ARCHITECT AND PLANNER: CRAIG F. DOTHE' RA PP
 PROFESSIONAL ARCHITECT LICENSE NUMBER: 21A100964000
 PROFESSIONAL PLANNER LICENSE NUMBER: 33LI00368200
 33 NORTH BRIGHTON AVENUE, ATLANTIC CITY, NJ 08401
 PHONE: 609-348-2236

PROPERTY AREAS

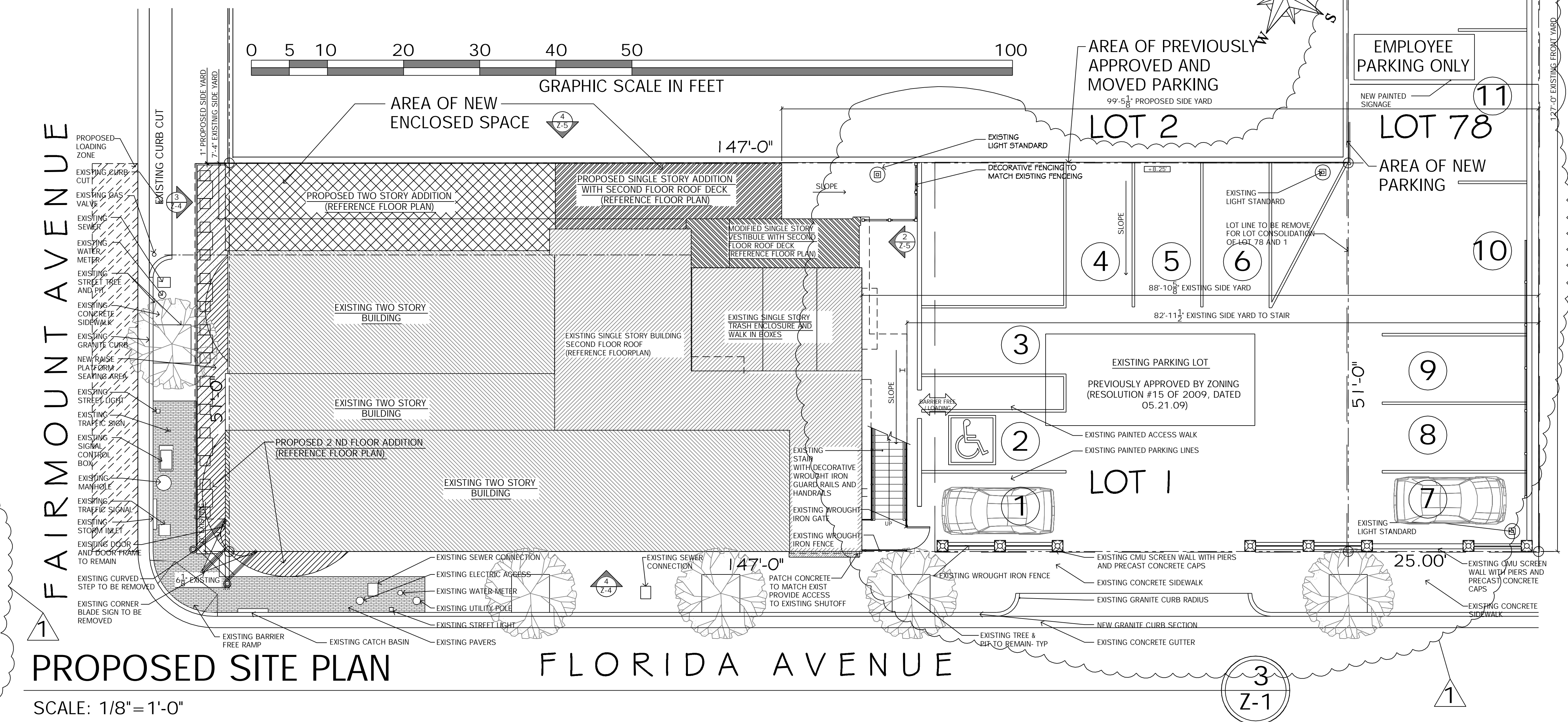
LOT NUMBER	SQUARE FOOT	% OF AN ACRE
1	7,497.00	0.1721
78	4,375.00	0.1004
TOTAL	11,872.00	0.2725

OCCUPANCY STATISTICS

PREVIOUS OCCUPANCY STATISTICS AC BOARD RESOLUTION: #15 DATE: 05-21-09		PROPOSED OCCUPANCY STATISTICS CRDA	
FIRST FLOOR		FIRST FLOOR	
INSIDE DINING	104 OCC	INSIDE DINING	159 OCC
OUTSIDE DINING	0 OCC	OUTSIDE DINING	14 OCC
SECOND FLOOR		SECOND FLOOR	
INSIDE DINING	48 OCC	INSIDE DINING	136 OCC
OUTSIDE DINING	0 OCC	OUTSIDE DINING	68 OCC
OUTSIDE BAR	0 OCC	OUTSIDE BAR	9 OCC
EMPLOYEES	6 OCC	EMPLOYEES	12 OCC
TOTAL OCC:	158 OCC	TOTAL OCC:	398 OCC

PARKING DEFICIENCY

PREVIOUS AC PARKING STATISTICS BOARD RESOLUTION: #15 DATE: 05-21-09		PROPOSED CRDA PARKING STATISTICS	
RESTAURANT SEATING	152 OCC x .3 = 46 CARS	RESTAURANT SEATING	295 OCC x .3 = 89 CARS
OUTSIDE SEATING	0 OCC x .3 = 0 CARS	OUTSIDE SEATING	91 OCC x .3 = 28 CARS
EMPLOYEES PARKING DEMAND	6 OCC / 1.5 = 4 CARS	EMPLOYEES PARKING DEMAND	12 OCC x .3 = 4 CARS
TOTAL PROPOSED PARKING DEMAND	50 CARS	TOTAL PROPOSED PARKING DEMAND	121 CARS
PROPOSED PARKING	17 CARS	PROPOSED PARKING	13 CARS
TOTAL PARKING DEFICIENCY	33 CARS	PREVIOUS PARKING DEFICIENCY	33 CARS
		TOTAL (PARKING & DEFICIENCY)	46 CARS
		NEW TOTAL PARKING DEFICIENCY	75 CARS



Date: 04-24-19

Revisions: 1 CRDA CHANGES

Consultant: Craig F. Dothe' Architect LLC, ARCHITECTS & PLANNERS, 33 N. Brighton Avenue, Atlantic City, NJ 08401, (609) 348-2236, Fax (609) 348-0118

Signature: _____ Date: _____ Registration #: AL09640

Scale: AS NOTED

Project No.: 2003038

Drawn by: MAB

Date: 10-17-18

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