

SETAARA RESTAURANT

2322 - 2324 ARCTIC AVENUE
ATLANTIC CITY, NEW JERSEY, 08401

ZONING ANALYSIS

APPLICANT:	ABDULLAH PANAH, MINAH PANAH AND DAUD PANAH		
SITE LOCATION:	2322 - 2324 ARCTIC AVENUE ATLANTIC CITY, NEW JERSEY		
LOT AND BLOCK:	LOT 2 BLOCK 280		
ZONING DISTRICT:	DA		
EXISTING USE:	(BLDG 1) THREE STORY - RESTAURANT (FIRST FLOOR) - RESIDENTIAL (SECOND & THIRD FLOOR) ** (BLDG 2) THREE STORY - BILLIARD PARLOR (FIRST FLOOR) - RESIDENTIAL (SECOND & THIRD FLOOR)		
PROPOSED USE:	SAME AS ABOVE, EXCEPT 726 SF COURTYARD WITH SEATING 1ST, 2ND FLR AND 3RD FLR DECK ** 1ST FLR = 934 SF, 2ND FLR = 1206.53 SF AND 3RD FLR DECK = 1206.53 SF		
DESCRIPTION	REQUIRED CRDA ZONE DA	PREVIOUS CRDA APPROVAL	PROPOSED CONDITION
HEIGHT (ABV B.F.E.)			
PRINCIPAL	35'-0"	± 34'-0" (EXISTING)	± 34'-0" (EXISTING)
PROPOSED DECK	35'-0"	30'-0"	30'-0"
ACCESSORY	15'-0"	-----	-----
SETBACKS			
FRONT (ARCTIC)	5'-0"	4 13/16" (OVER)	4 13/16" (OVER)
SIDE (NORTH)	0'-0"	1'-1 1/16"	1'-1 1/16"
SIDE (SOUTH)	0'-0"	7 1/2"	7 1/2"
REAR	20'-0"	2 3/16"	2 3/16"
FRONT ACCESSORY	5'-0"	N/A	N/A
SIDE ACCESSORY	0'-0"	N/A	N/A
SIDE ACCESSORY	0'-0"	N/A	N/A
REAR ACCESSORY	20'-0"	N/A	N/A
LOT COVERAGE (DA)			
BUILDING	30 %	72 %	90.2 %
IMPERVIOUS	40 %	100 %	100 %
MINIMUM LOT REQ			
LOT AREA	5,000 S.F.	5,000 S.F.	5,000 S.F.
LOT FRONTAGE (ARCTIC)	50 FT	50'-0"	50'-0"
LOT DEPTH	50 FT	100'-0"	100'-0"
LOT WIDTH	50 FT	50'-0"	50'-0"
SIGNAGE			
WALL	10 S.F. / FACE	66 SQ FT	66 SQ FT
PROJECTION	NOT ALLOWED	9 SQ FT EACH SIDE	9 SQ FT EACH SIDE
PARKING DEMAND / DEFICIENCY		75 CARS	61 CARS
VARIANCE REQUIRED	*	EXISTING NON CONFORMITY **	PREVIOUS APPROVAL CLUC ISSUED 12/20/21 ***

PROPOSED PARKING DEMAND

1ST FLOOR	91 OCC X 30%	=	27.3 CARS
2ND FLOOR	68 OCC X 30%	=	20.4 CARS
2ND FLOOR RESIDENTIAL	3 BEDROOMS	=	2 CARS
MEZZ LEVEL	24 OCC X 30 %	=	7.2 CARS
STORAGE	976 SF / 500	=	2 CARS
	764 SF / 500	=	2 CARS
TOTAL PROPOSED PARKING DEMAND		=	61 CARS
PREVIOUS CRDA APPROVED PARKING VARIANCE		=	70 CARS
PARKING VARIANCE CALCULATION 70 SPACES APPROVED 61 SPACES			
PROPOSED THERFORE NO PARKING VARIANCE IS REQUIRED			

SIGNAGE STATISTICS

SYMBOL	SIZE	SQ FT	STATUS	DESCRIPTION	TYPE
S/1	3'-0" x 6'-0"	18.00 SQFT	EXISTING	WALL SIGN	WALL
S/2	5'-0" x 6'-0"	30.00 SQFT	EXISTING	WALL SIGN	WALL
S/3	3'-0" x 6'-0"	18.00 SQFT	EXISTING	WALL SIGN	WALL
S/4	3'-0" x 3'-0"	9.00 SQFT	EXISTING	TWO-SIDED	PROJECTION

PROFESSIONAL CONSULTANT LIST

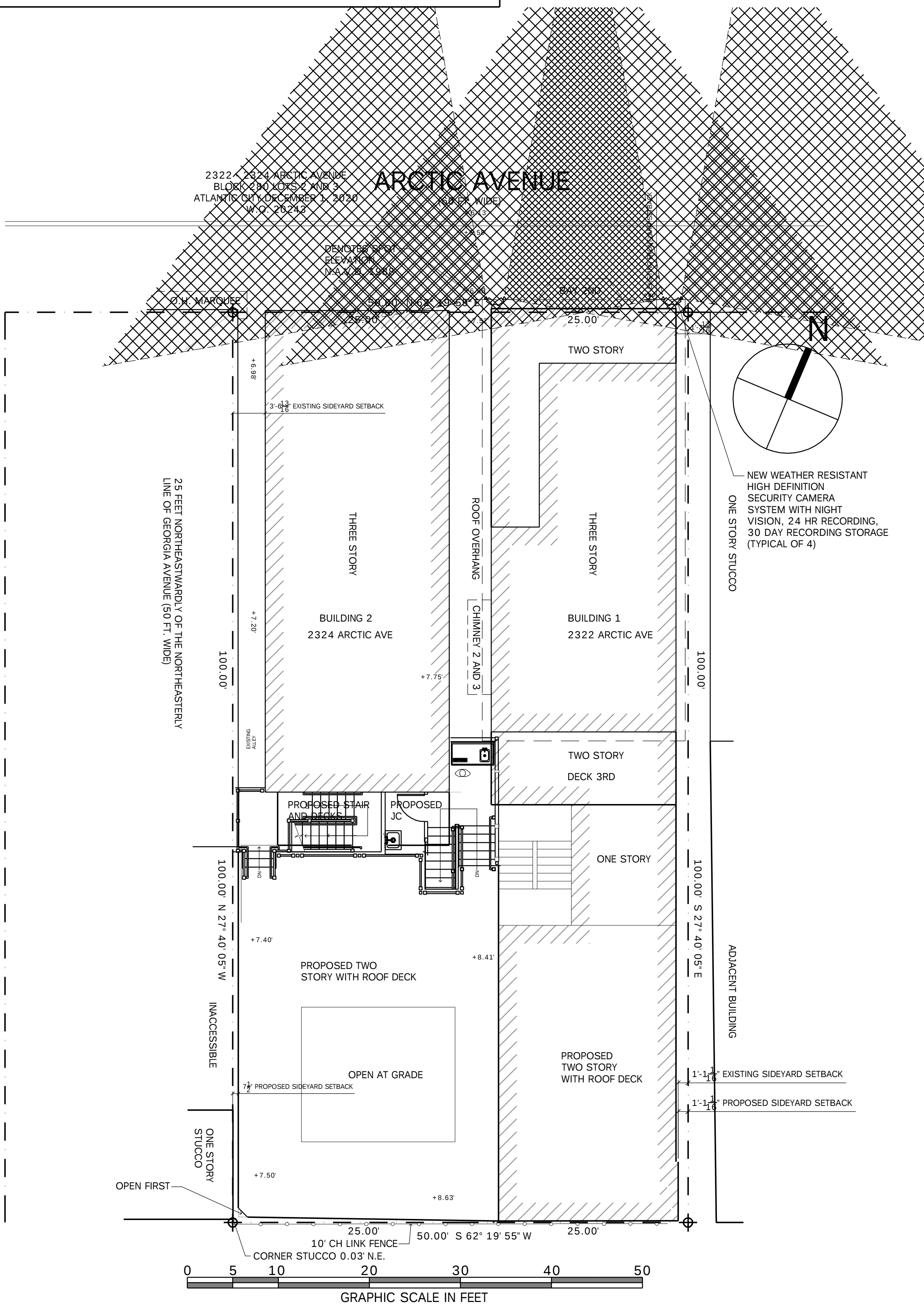
ARCHITECT AND PLANNER: CRAIG F. DOTHE' RA PP	
PROFESSIONAL ARCHITECT LICENSE NUMBER: 21AI00964000	
PROFESSIONAL PLANNER LICENSE NUMBER: 33LI00368200	
33 NORTH BRIGHTON AVENUE, ATLANTIC CITY, NJ 08401	
PHONE: 609-348-2236	
LAWYER: KRISTOPHER J. FACENDA	
PROFESSIONAL ATTORNEY ID NUMBER: 026441998	
THE LAW OFFICES OF KRISTOPHER J. FACENDA, LLC	
2408 NEW ROAD #2, NORTHFIELD, NJ 08225	
PHONE: 609-385-8791	
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	

GENERAL NOTES:

1. PRIOR TO PREFORMING 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 12-01-20 BY ROBERT J. CATALANO & ASSOCIATES

DRAWING LIST

- Z-1 SITE PLAN / ZONING ANALYSIS / SIGNAGE CALCS
Z-2 200' LIST / MAPS
Z-3 IMAGES / FLOOR PLANS
A-3A FLOOR PLANS / SECTION ELEVATION
Z-4 SECTION ELEVATIONS / EXTERIOR ELEVATIONS



SITE PLAN

SCALE: 1/8" = 1'-0"

3

Z-1

Revisions
1 LAND USE RES: 09-30-21
2 ASBUILT CORRECTIONS
03-16-23

Date
09-30-21
03-16-23

Consultant

Craig F. Dothe' Architect LLC.
ARCHITECTS & PLANNERS
33 N. Brighton Ave.
Atlantic City, NJ 08401
(609) 348-2236
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Stamp
Date
03-16-23
Registration #
AL 09640

COURTYARD SEATING FOR
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2322-2324 ARCTIC AVENUE
ATLANTIC CITY, NEW JERSEY 08401

Scale:
AS NOTED

Project No.:
1817 A

Drawn by:
MAB

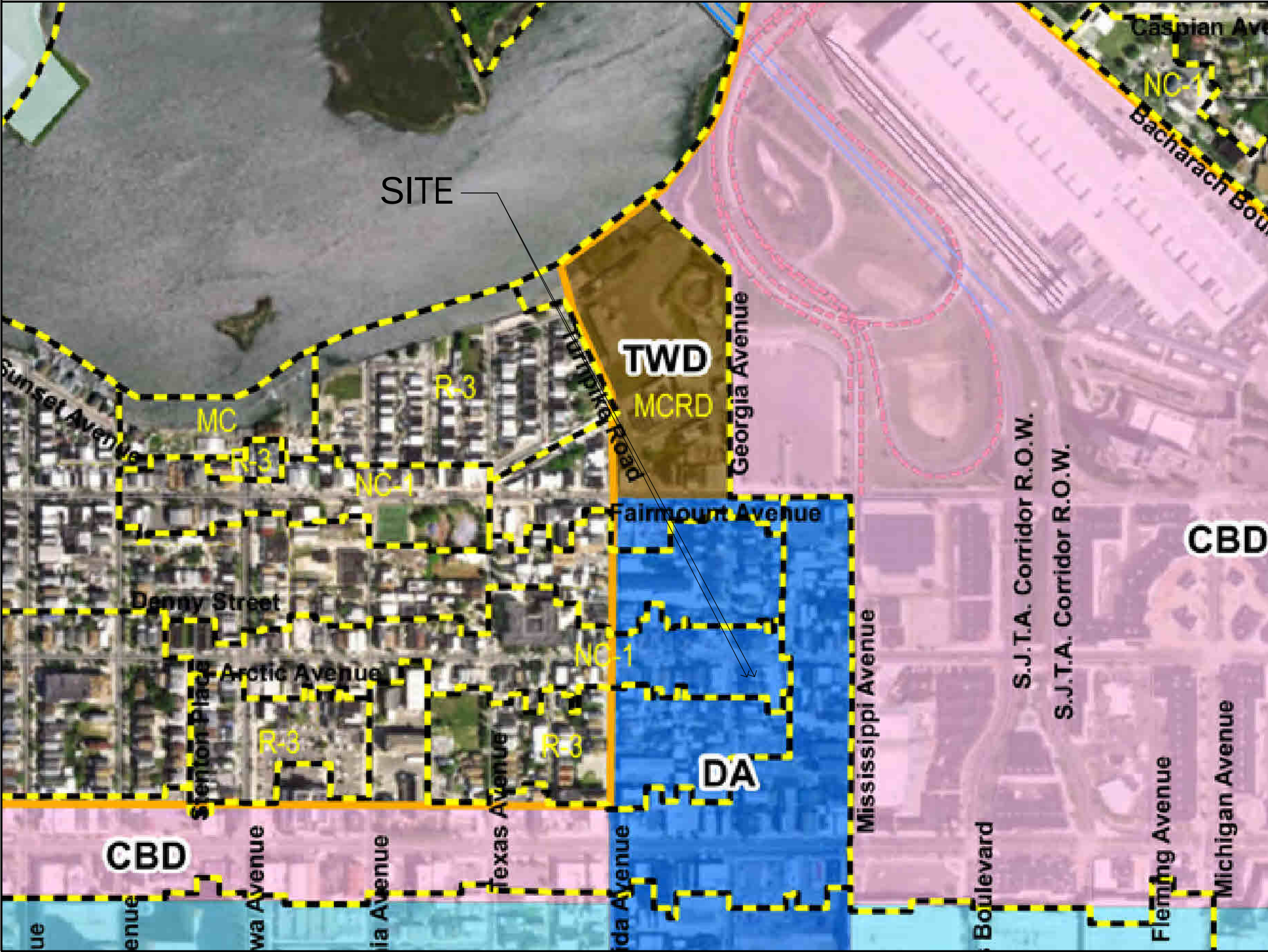
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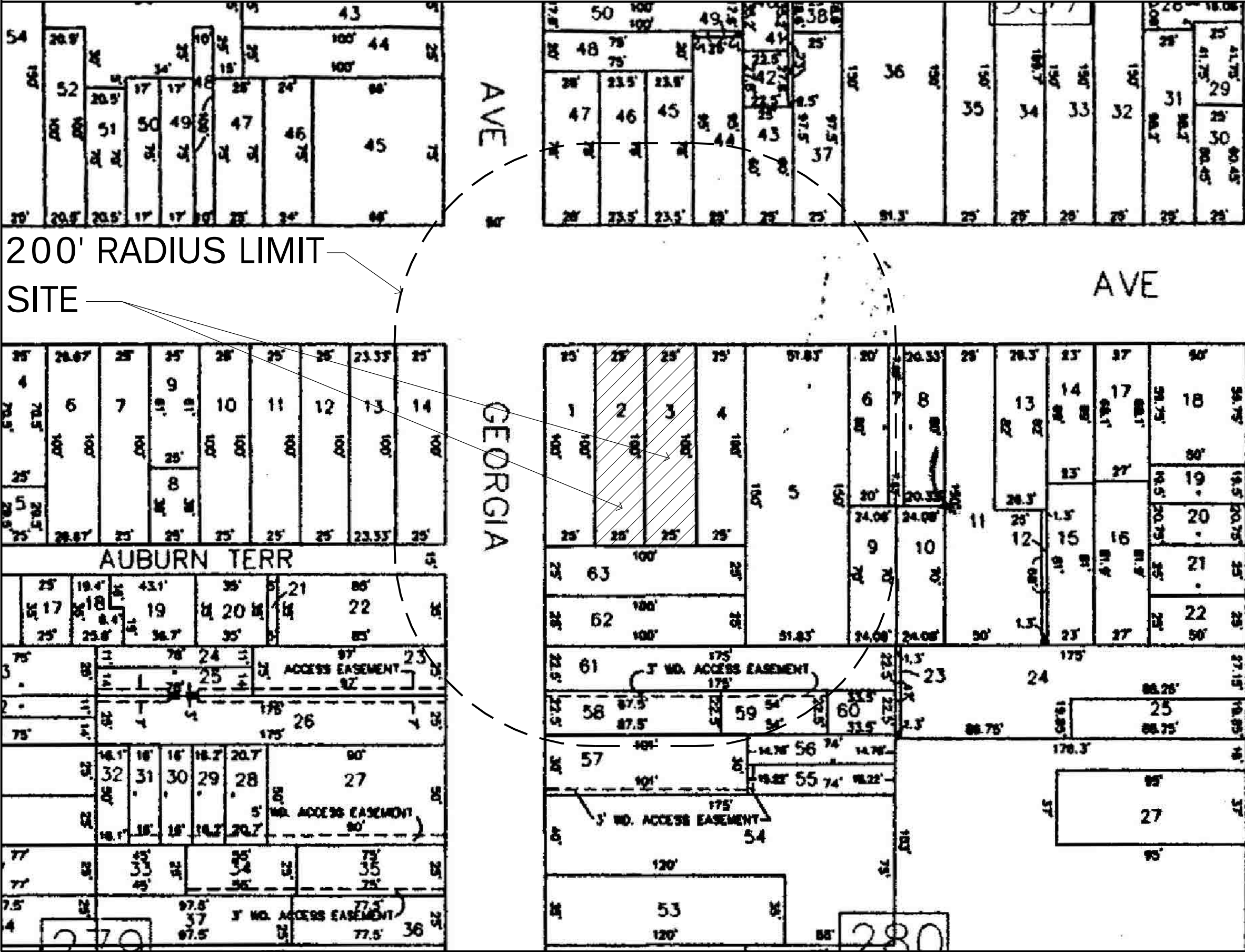
LIST OF PROPERTY OWNERS WITHIN 200'-0" OF PROJECT SITE

AUBURN TERRACE RENTAL LLC 104 N. SUMNER AVE. MARGATE, NJ 08402	ANGELA ISSAC REAL ESTATE LLC 2320 ARCTIC AVE. ATLANTIC CITY, NJ 08401	FERNANDEZ, CESAR & CABAN, DORA 33 N. GEORGIA AVE. ATLANTIC CITY, NJ 08401	MESSINA, CARMEN 14 ABBEY CT EGG HARBOR TWP, NJ 08234	ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY ATTN: CLAUDE SMITH DEPUTY DIRECTOR (609) 345-3315 P.O. BOX 117 401 N. VIRGINIA AVENUE ATLANTIC CITY, NEW JERSEY 08404-0117 CSMITH@ACMUA.ORG
ARBIETO, GERALD 2410 ARCTIC AVE. ATLANTIC CITY, NJ 08401.4024	ANGELONI'S OF AC INC. 2400 ARCTIC AVE. ATLANTIC CITY, NJ 08401	BARONE-KAUKEANO, ROSEMARY 33 N. GEORGIA AVE. REAR ATLANTIC CITY, NJ 08401	CHOWDURY, GAZI 2322 SIRACUSA TERRACE AVE. ATLANTIC CITY, NJ 08401	ATLANTIC CITY SEWERAGE COMPANY ATTN: DAN KWAPINSKI (609) 345-0131 1200 ATLANTIC AVENUE, SUITE 300 ATLANTIC CITY, NEW JERSEY 08401 DKWAPINSKI@ACSEWERAGE.COM
ARBIETO, MARIA DE LOS SANTOS 606 S. NEW YORK RD GALLOWAY, NJ 08205	LAX, EDWARD 38 N. MONTGOMERY AVE. ATLANTIC CITY, NJ 08401	ANGELONI'S OF AC INC. 2400 ARCTIC AVE. ATLANTIC CITY, NJ 08401	KELLY, BILLIE JEANNE 2320 SIRACUSA TERR ATLANTIC CITY, NJ 08401	
ALAM, MOHAMMAD J. 1215 N OHIO AVE ATLANTIC CITY, NJ 08401	CITY OF ATLANTIC CITY BACHARACH BLVD ATLANTIC CITY, NJ 08401	CITY OF ATLANTIC CITY 1301 BACHARACH BLVD ATLANTIC CITY, NJ 08401	RICCIARDI, ANTOINETTE 2316 SIRACUSA TERR ATLANTIC CITY, NJ 08401	
PANAH, ABDULLAH POB 137 ATLANTIC CITY, NJ 08401	HAZARD, MICHAEL 2 WHITE HAWK WAY MAYS LANDING, NJ 08330	PANAH, DAUD PO BOX 1387 ATLANTIC CITY, NJ 08401	ESTATES OF AC LLC 2421 FORMICA'S WAY ATLANTIC CITY, NJ 08401	ATLANTIC COUNTY UTILITIES AUTHORITY ATTN: RICK DOVEY P.O. BOX 996 PLEASANTVILLE, NEW JERSEY 08232-0996 (609) 272-6950 RDOVEY@ACUA.COM
ANGELONI'S INC. 2400 ARCTIC AVE. ATLANTIC CITY, NJ 08401	2300 ARCTIC AVE LLC 601 DELSEA DR SEWELL, NJ 08080.9325	TRANG, H & THAN, T & PHAM, Q H & V Y 370 WILLIAM ST. PISCATAWAY, NJ 08854	NGUYEN, SON 3110 SUNSET AVE. ATLANTIC CITY, NJ 08401	
ANGELONIS OF ATLANTIC CITY INC. 2400 ARCTIC AVE. ATLANTIC CITY, NJ 08401	2300 ARCTIC AVE LLC 601 DELSEA DR SEWELL, NJ 08080.9325	PANAH, MINAH PO BOX 1387 ATLANTIC CITY, NJ 08401	MASA INVESTMENTS LLC 2 N. TANGLEWOOD DR. GIBBSBORO, NJ 08026.1510	ATLANTIC CITY ELECTRIC ATTN: MR. GREGORY BRUBAKER, PE (SENIOR MANAGER OF STRATEGIC PLANNING) 2542 FIRE ROAD EGG HARBOR TOWNSHIP, NEW JERSEY 08234
ZIL REAL ESTATE LLC & MARINO, PASQ PO BOX 2083 VENTNOR, NJ 08406	VPOLL LLC 234 S. FRANKFURT AVE EGG HARBOR CITY, NJ 08215	TRAN, JOSEPH 2319 MONTEREY AVE. ATLANTIC CITY, NJ 08401	VINA AUTO SERVICE INC. 2401 ARCTIC AVE. ATLANTIC CITY, NJ 08401	SOUTH JERSEY GAS COMPANY ATLANTIC DIVISION ATTN: BRIANA DIRKES 111 N. FRANKLIN BOULEVARD PLEASANTVILLE, NEW JERSEY 08232-0996 (609) 645-2690 BDIRKES@SJINDUSTRIES.COM
ZIL REAL ESTATE LLC & MARINO, PASQ PO BOX 2083 VENTNOR, NJ 08406	TRAN, MICHAEL 2304 ARCTIC AVE ATLANTIC CITY, NJ 08401	ROSALES, SALVADOR 2317 ARCTIC AVE. #A ATLANTIC CITY, NJ 08401	VINA AUTO SERVICE INC C/O HOUNG 2401 ARCTIC AVE. ATLANTIC CITY, NJ 08401	
DEDOMENICIS, MICHAEL 36 N. GEORGIA AVE. ATLANTIC CITY, NJ 08401	2300 ARCTIC AVE LLC 601 DELSEA DR SEWELL, NJ 08080.9325	VALENCIA, SOFIA 2317 ARCTIC AVE. RR #B ATLANTIC CITY, NJ 08401.4001	NGUYEN, HAI & TRAM M KHUU 1350 BAY DRIVE EGG HARBOR TOWNSHIP, NJ 08234	
LIU, IRENE & LIU, SANDY 224 LAKE STREET BROOKLYN, NY 11223	KP VIET-LANTIC LLC 102 E CHURCH ST ABSECON, NJ 08201	GONZALEZ, ANTONIO 1931 MCKINLEY AVE. ATLANTIC CITY, NJ 08401		
SAGUSTI, MARK 104 N. SUMMER AVENUE MARGATE, NJ 08402	2300 ARCTIC AVE LLC 601 DELSEA DR SEWELL, NJ 08080.9325	TRAN, JOSEPH 2619 MONTEREY AVE. ATLANTIC CITY, NJ 08401		
ARBIETO, GERALD 2410 ARCTIC AVE. ATLANTIC CITY, NJ 08401.4024	2300 ARCTIC AVE LLC 601 DELSEA DR SEWELL, NJ 08080.9325	TRAN, JOSEPH 2619 MONTEREY AVE. ATLANTIC CITY, NJ 08401		
MENDOZA, SILVIA 28 N. GEORGIA AVENUE #1 ATLANTIC CITY, NJ 08401	PARISH OF SAINT MONICA 2651 ATLANTIC AVE. ATLANTIC CITY, NJ 08401	TA, HAI VAN & NHAN PHAN 2321 ARCTIC AVE ATLANTIC CITY, NJ 08401		
MELO LLC 230 KENTUCKY WAY FREEHOLD, NJ 07728	ST. MICHAEL'S CHURCH 10 N. MISSISSIPPI AVE. ATLANTIC CITY, NJ 08401	HOANG, RICKY 88 LARKSPUR CIR SICKLERVILLE, NJ 08081		
1420 ARKANSAS LLC 209 SHADY KNOLL LN GALLOWAY, NJ 08205	COOPER, MARIA 139 PENROSE BRANCH RD CLAYTON, DE 19938.3979	PHAM, KENNY 102 E. CHURCH STREET ABSECON, NJ 08201		
KHAN ASRAF & KHAN, ATAHAR 230 TEXAS AVE ATLANTIC CITY, NJ 08401	SPARANO, ANTHONY J. & ANDREA L. 519 FUAE AVE. NORTHFIELD, NJ 08225	PHAM, KIM ONAH 10 N. CHELSEA AVE. # 2 ATLANTIC CITY, NJ 08401		
PZ ATLANTIC INC 143-09 ROCKAWAY BLVD JAMAICA, NY 11436	HONG, YU 17 S. BELLEVUE AVE. ATLANTIC CITY, NJ 08401	MU PROPERTIES LLC PO BOX 272 ABSECON, NJ 08201		
DIEP, CUNG & HANH T. LUU 35 N. TEXAS AVE ATLANTIC CITY, NJ 08401	MARIN, M & M & MARIN, MAURICIO 31 N. GEORGIA AVE. ATLANTIC CITY, NJ 08401	CITY OF ATLANTIC CITY 1301 BACHARACH BLVD ATLANTIC CITY, NJ 08401		
PANAH, MINAH 170 N. MAINE AVE ATLANTIC CITY, NJ 08401	ONG, AN-BANG, & MEI-YUN 31 N. GEORGIA AVE. RR #A ATLANTIC CITY, NJ 08401	MU PROPERTIES LLC POB 272 ABSECON, NJ 08201		
	LEE, SHEE KAI 7 N. GEORGIA AVE. ATLANTIC CITY, NJ 08401	SOLANO, SAEL CARRIZOSA 4901 ATLANTIC AVE. VENTNOR, NJ 08406		

ZONING & TOURISM DISTRICT MAP



SITE LOCATION & 200' RADIUS MAP



Date

Revisions

Craig F. Dohé Architect LLC.
ARCHITECTS & PLANNERS
33 N. Brighton Ave
Atlantic City, NJ 08401

DATE

03-16-23

Registration #

AL 09640

Scale:

AS NOTED

Project No.:

1817 A

Drawn by:

MAB

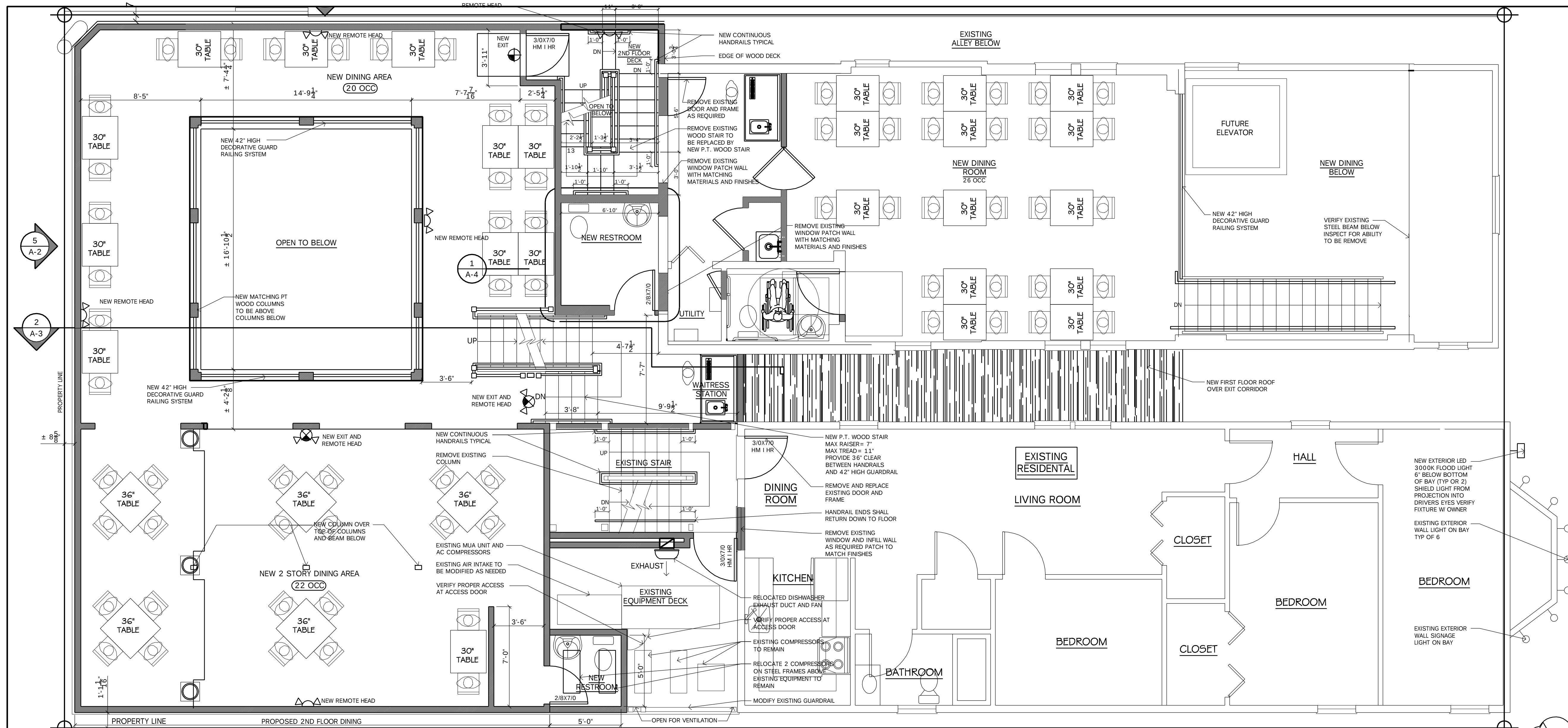
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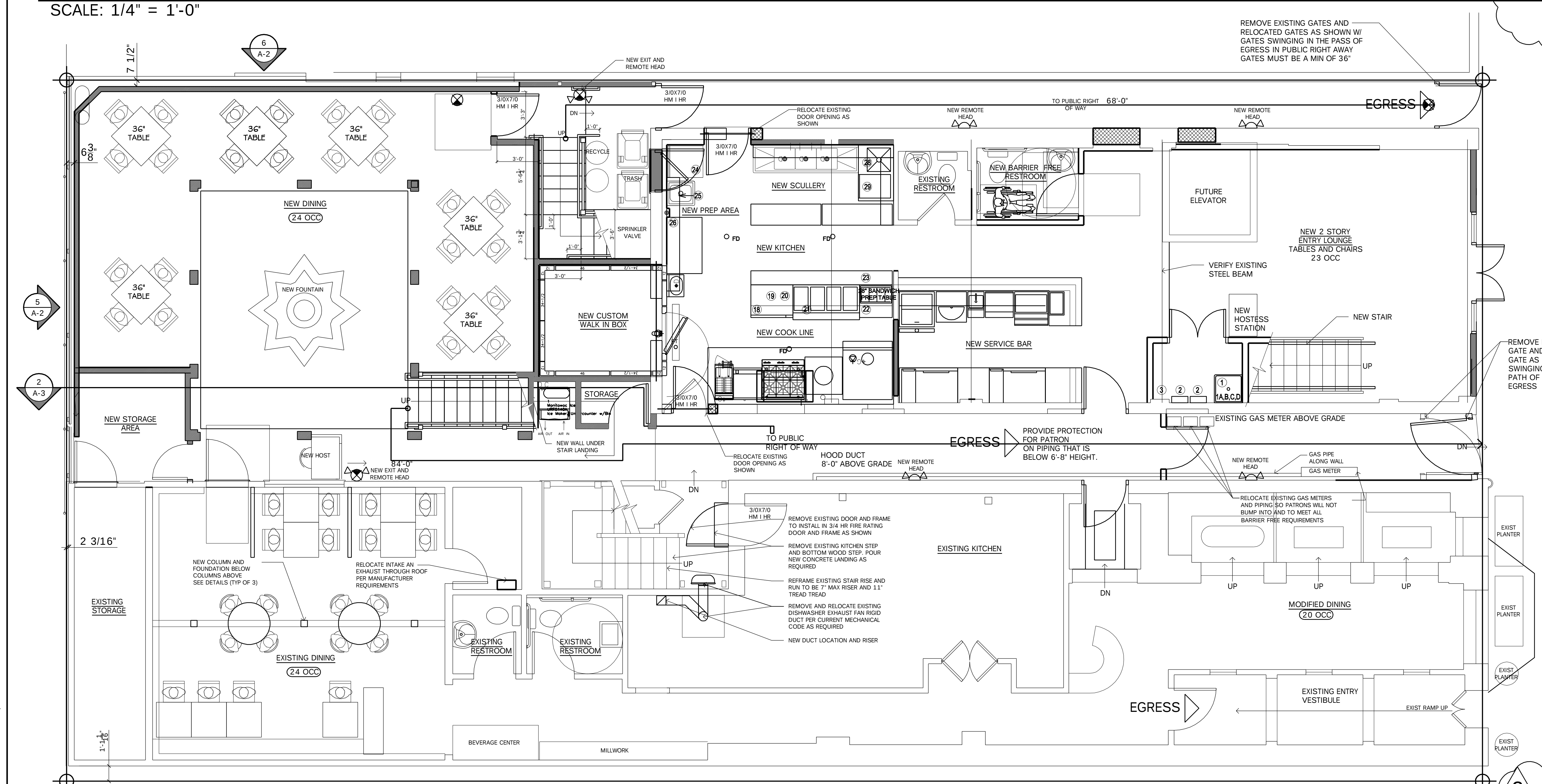
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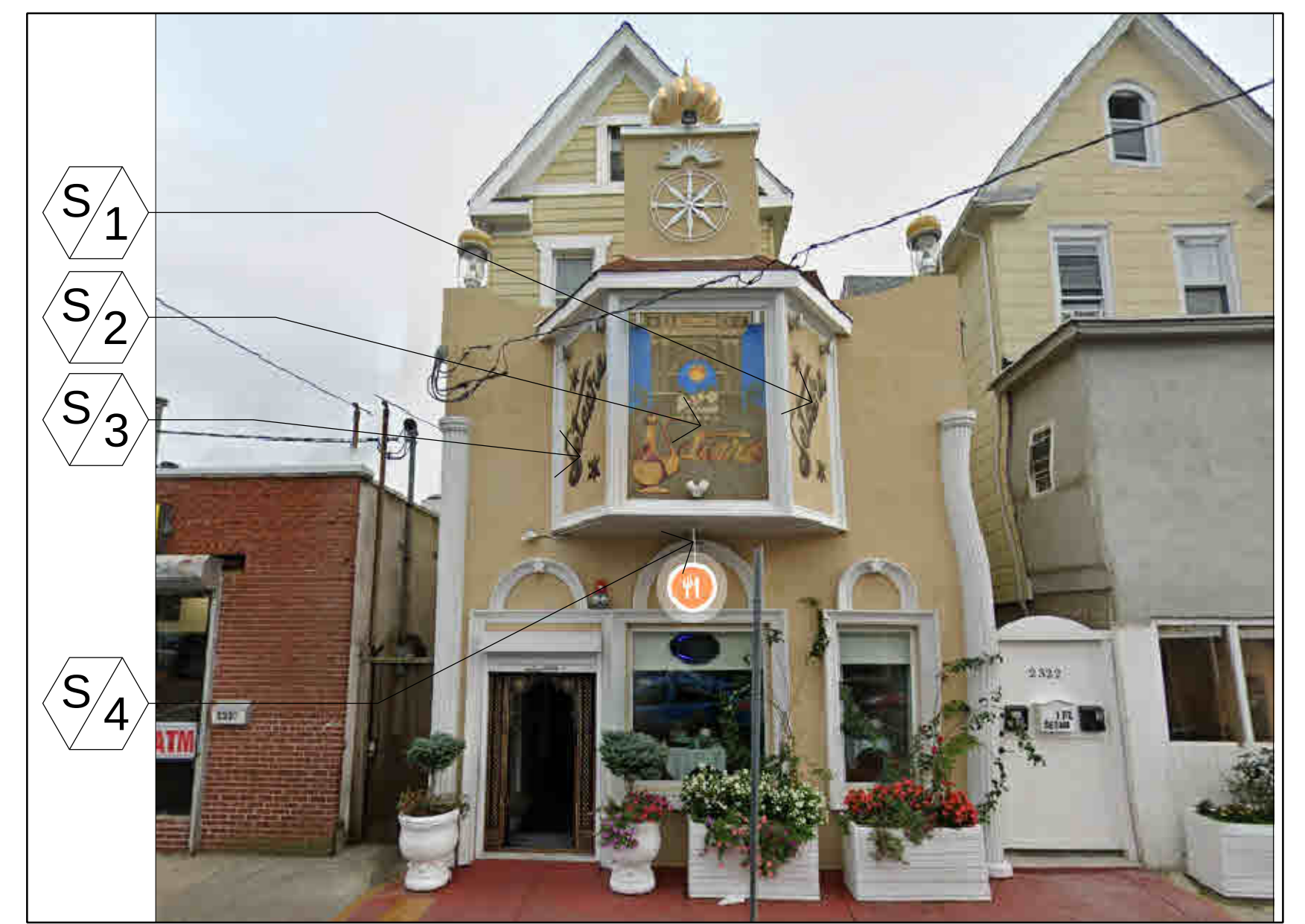
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



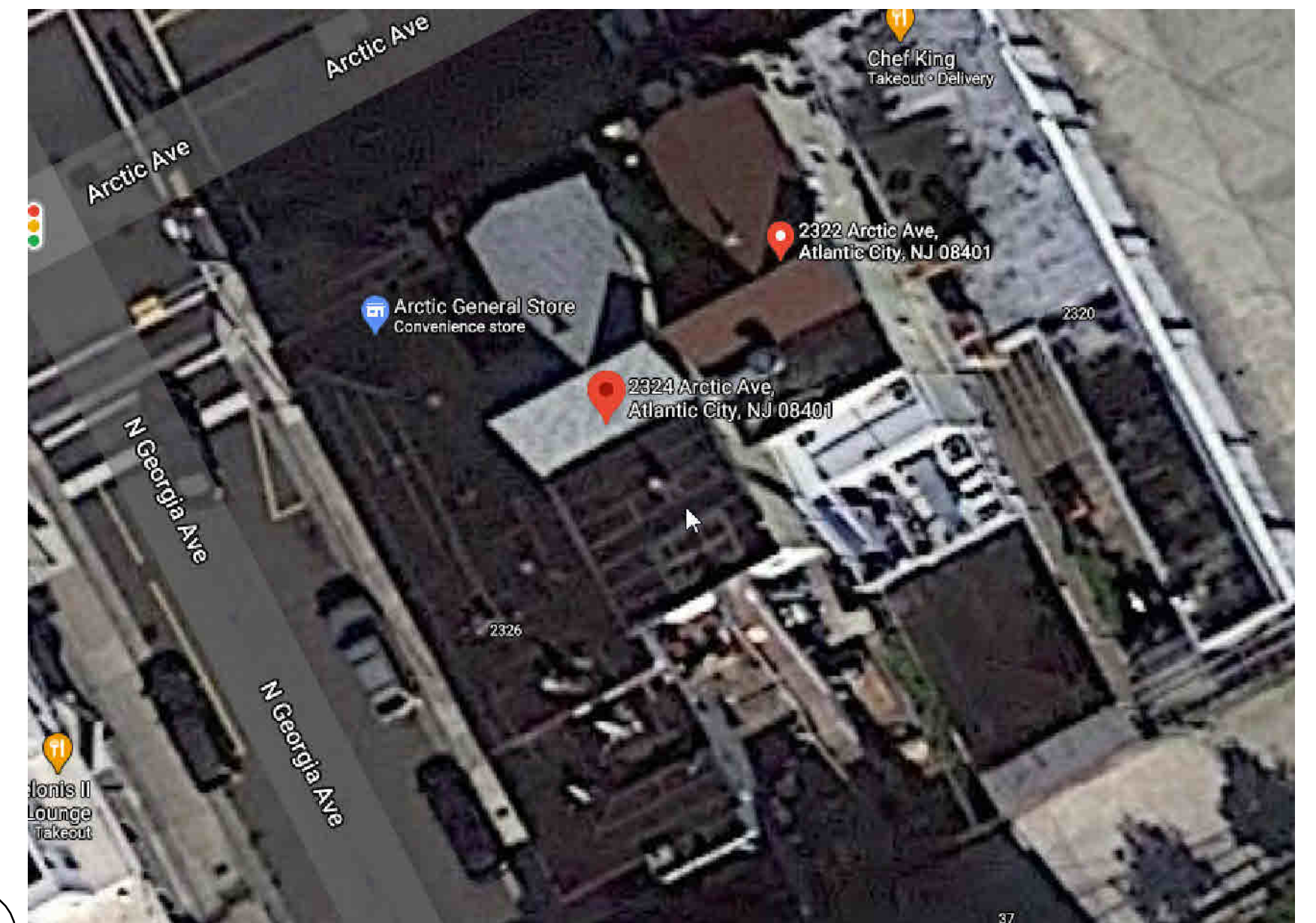
FRONT VIEW (ARCTIC BLDG 1)



FRONT VIEW (ARCTIC BLDG 2)



BUILDING 1 & 2



SATELLITE IMAGE

#	Revisions	Date
1	LAND USE RES: 09-21-21	09-30-21
2	ASBUILT CORRECTIONS	03-16-23

Consultant

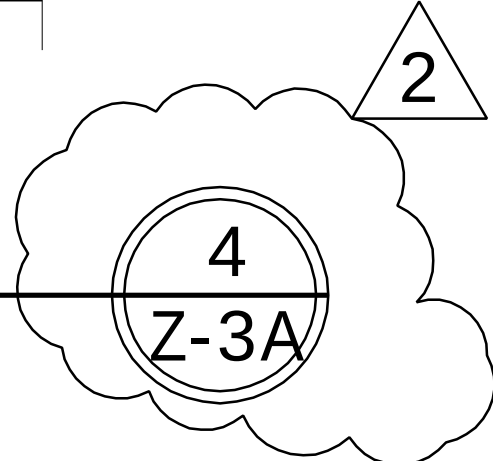
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Seal
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COURTYARD SEATING FOR
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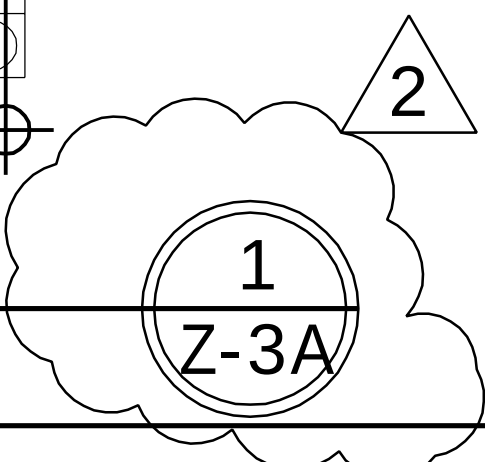
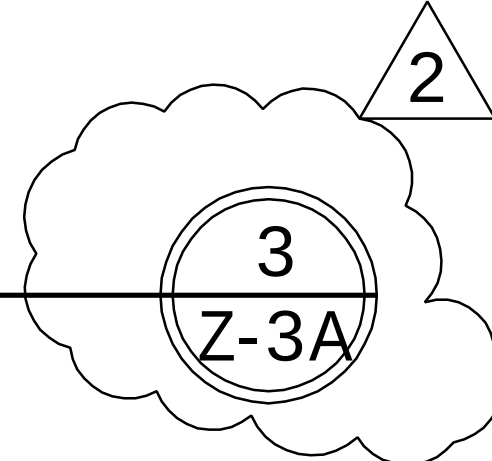
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Project No.:	1817 A
Drawn by:	MAB
Date:	03-16-23

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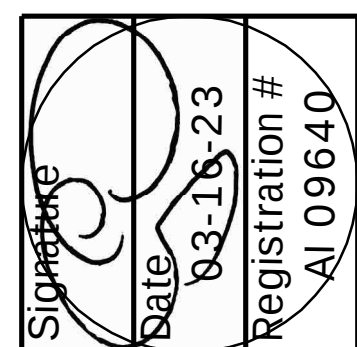
COURTYARD SECTION / ELEVATION

SCALE: 3/8" = 1'-0"



#	Revisions	Date
1	LAND USE RES: 09-21-21	09-30-21
2	ASBULT CORRECTIONS	03-16-23

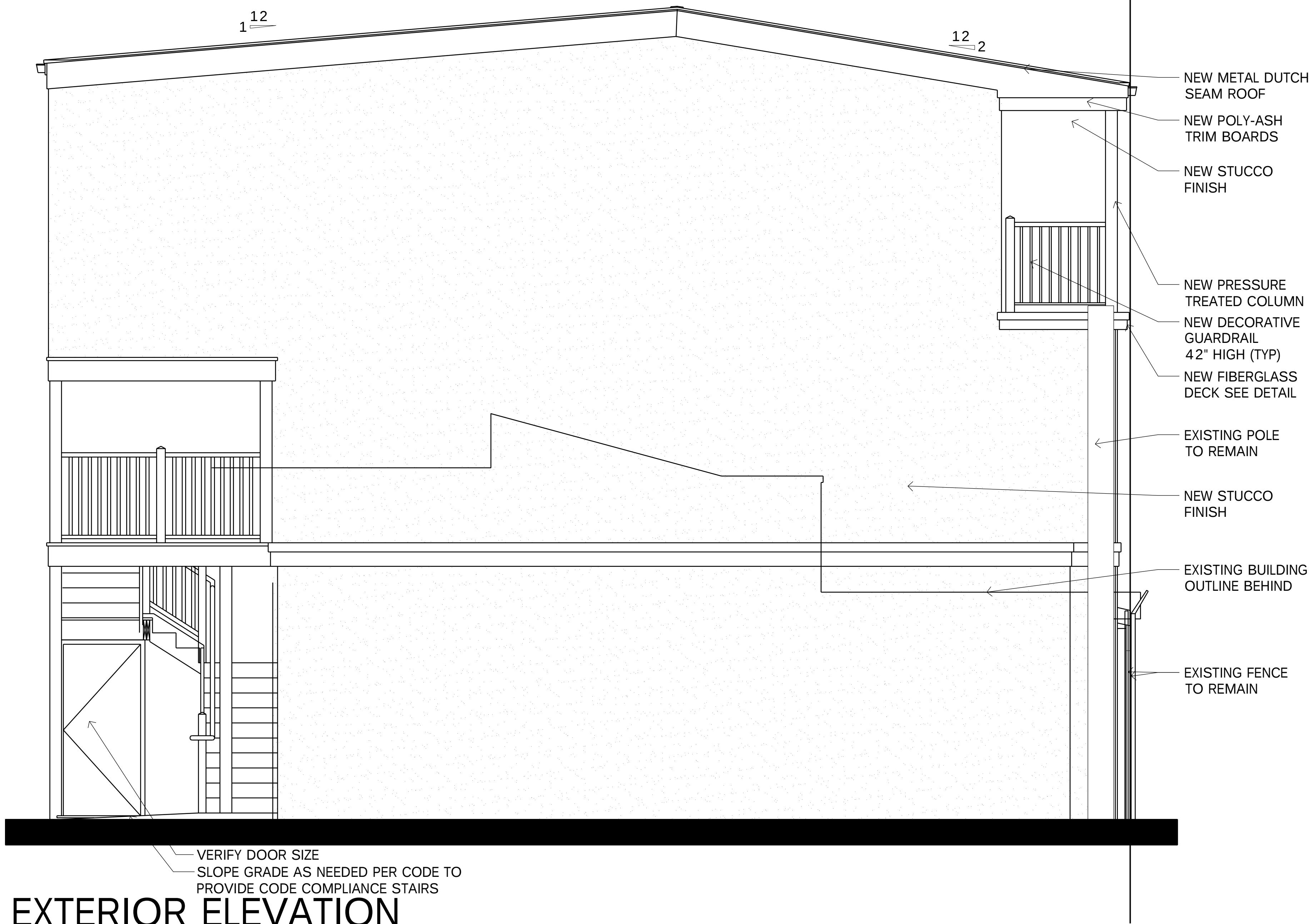
Craig F. Dothé Architect LLC.
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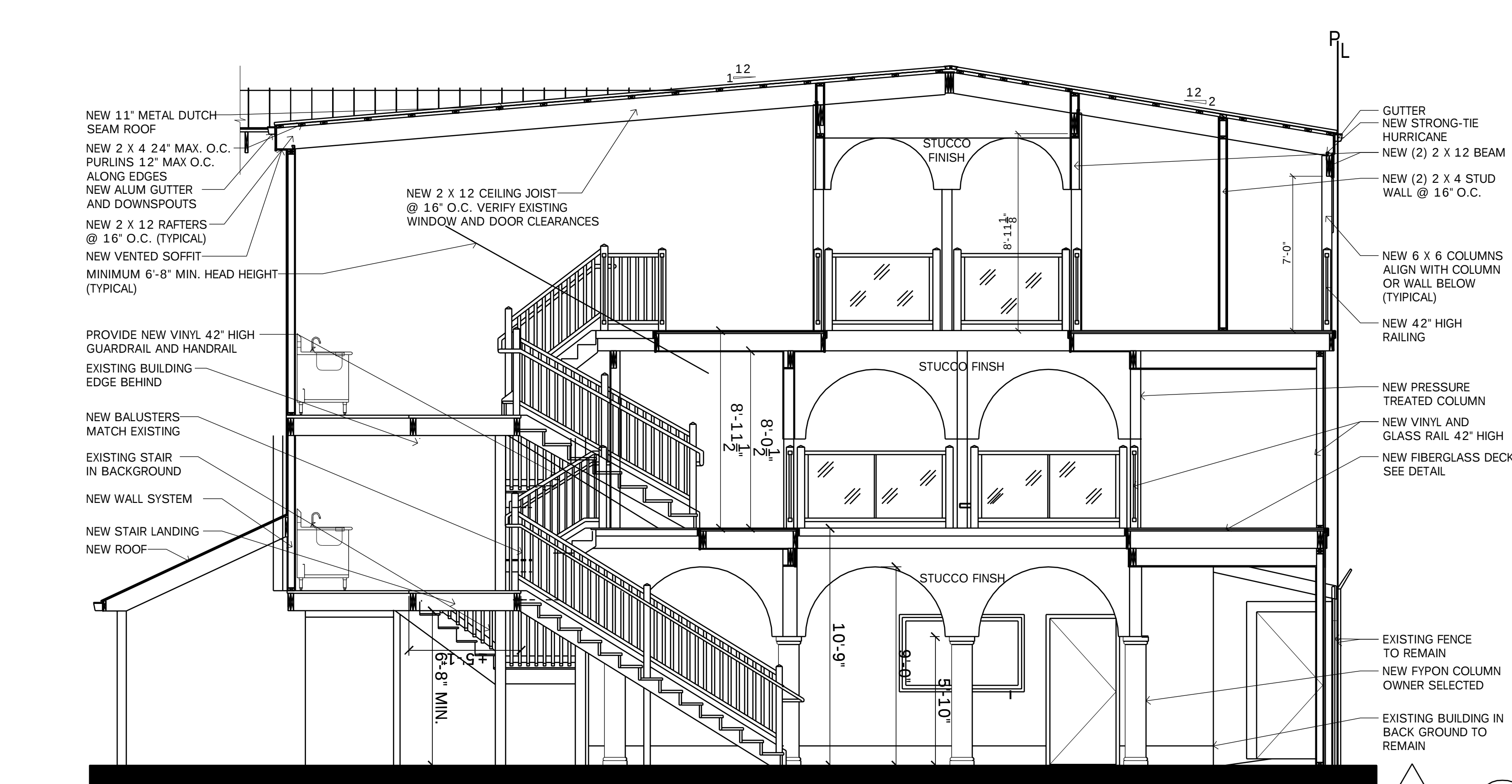
EXTERIOR ELEVATION

SCALE: 3/8" = 1'-0"



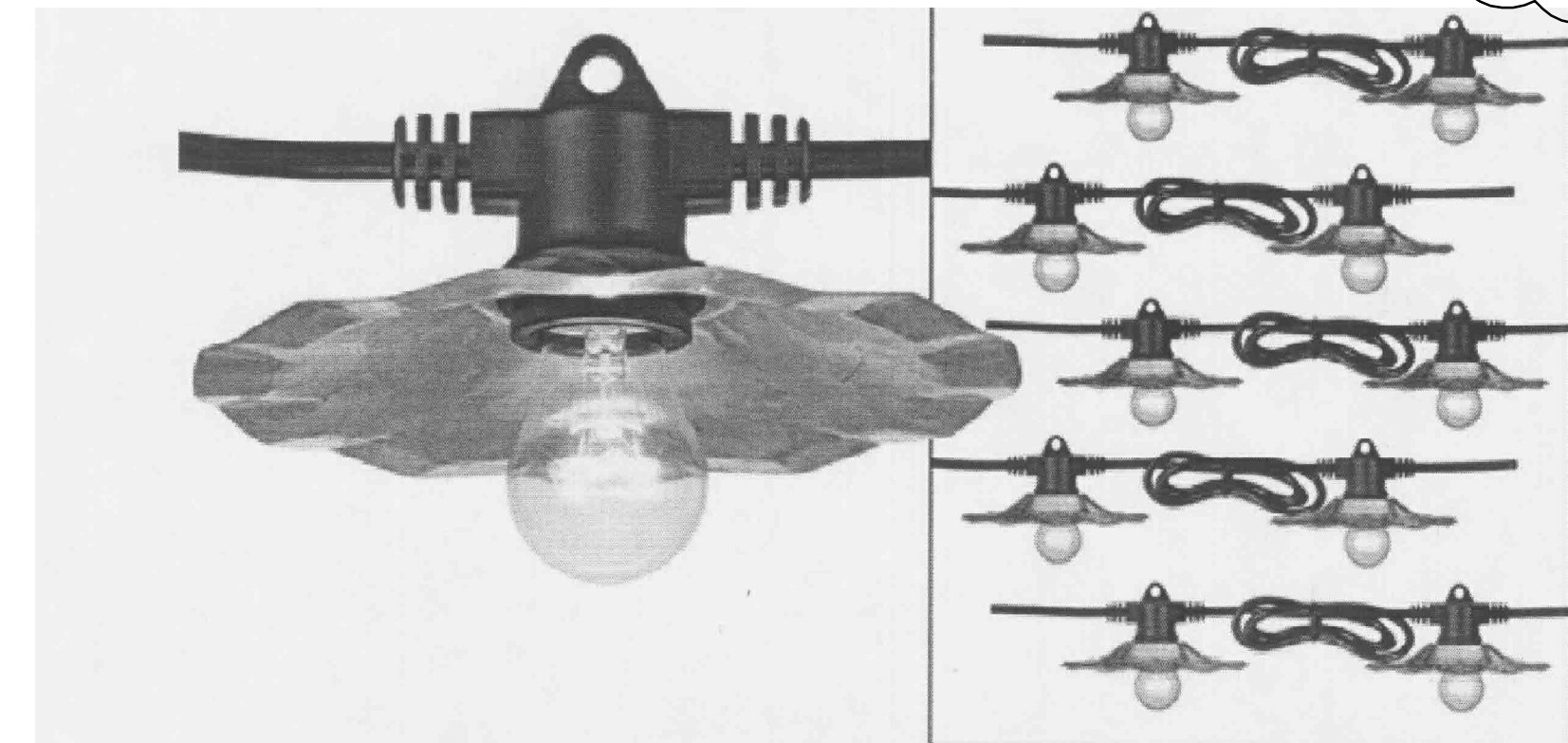
EXTERIOR ELEVATION

SCALE: 3/8" = 1'-0"



COURTYARD SECTION / ELEVATION

SCALE: 1/4" = 1'-0"



Ten Galvanized Shade String Lights - 50 Foot Length (39300)

Perfect for gazebos, patios or even indoor porch use.

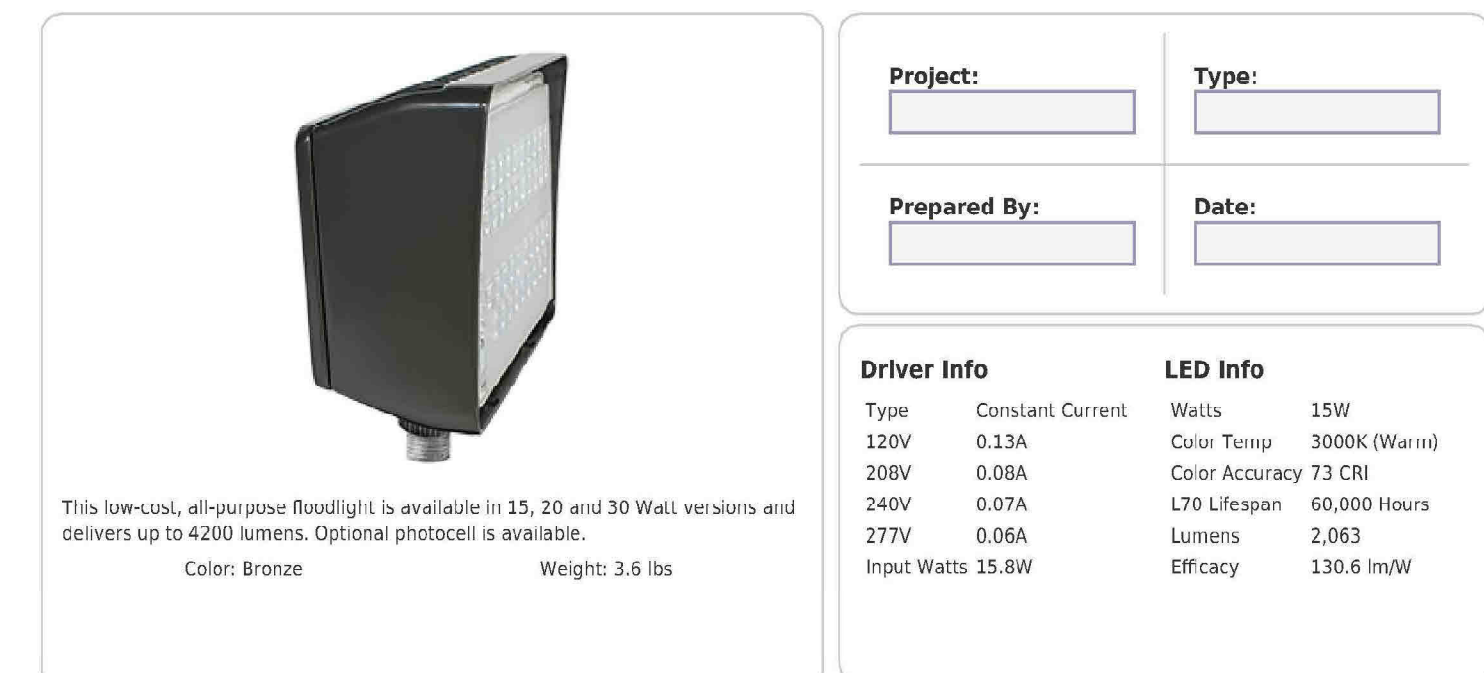
Perfect for gazebos, patios or even indoor porch use. String light kit comes with fifty feet of cord and ten weatherproof molded rubber sockets with galvanized metal shades. Lamps hang by eyelets and can be easily attached to wire supports. Rated for indoor or outdoor use. Takes ten 25-watt bulbs or ten 40-watt bulbs (bulbs not included).

3RD FLOOR LIGHT

SCALE: 1/4" = 1'-0"

PIP15Y/D10

RAB



Technical Specifications	
Compliance UL Listed: Suitable for wet locations. IESNA LM-79 & LM-80 Testing: RAB LED luminaires and Lcd components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80. DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. LED Product Code: P2WWFSKT Electrical Driver: Constant Current, Class 2, 5000 Hz, 24V, 120 - 277VAC, 120, 6.13A, 200W, 0.08A, 240V, 0.07A, 277V, 0.06A Dimming Driver: Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dimmable down to 10%.	THD: 12.8% at 120V, 14.1% at 277V Power Factor: 98.8% at 120V, 92.8% at 277V Note: All values are typical (tolerance +/- 10%) LED Characteristics LEDs: Long-life, high-efficiency, surface-mount LEDs Color Uniformity: RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017. Performance Lifespan: 60,000-Hour LED (frequency based on IES LM-80 results and TM-23 calculations) Optical NEMA Type: 7H x 6V Beam Spread Construction IP Rating: Ingress protection rating of IP66 for dust and water Maximum Ambient Temperature: Suitable for use in up to 40°C (104°F)

FRONT FLOOD LIGHT

SCALE: 1/4" = 1'-0"

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