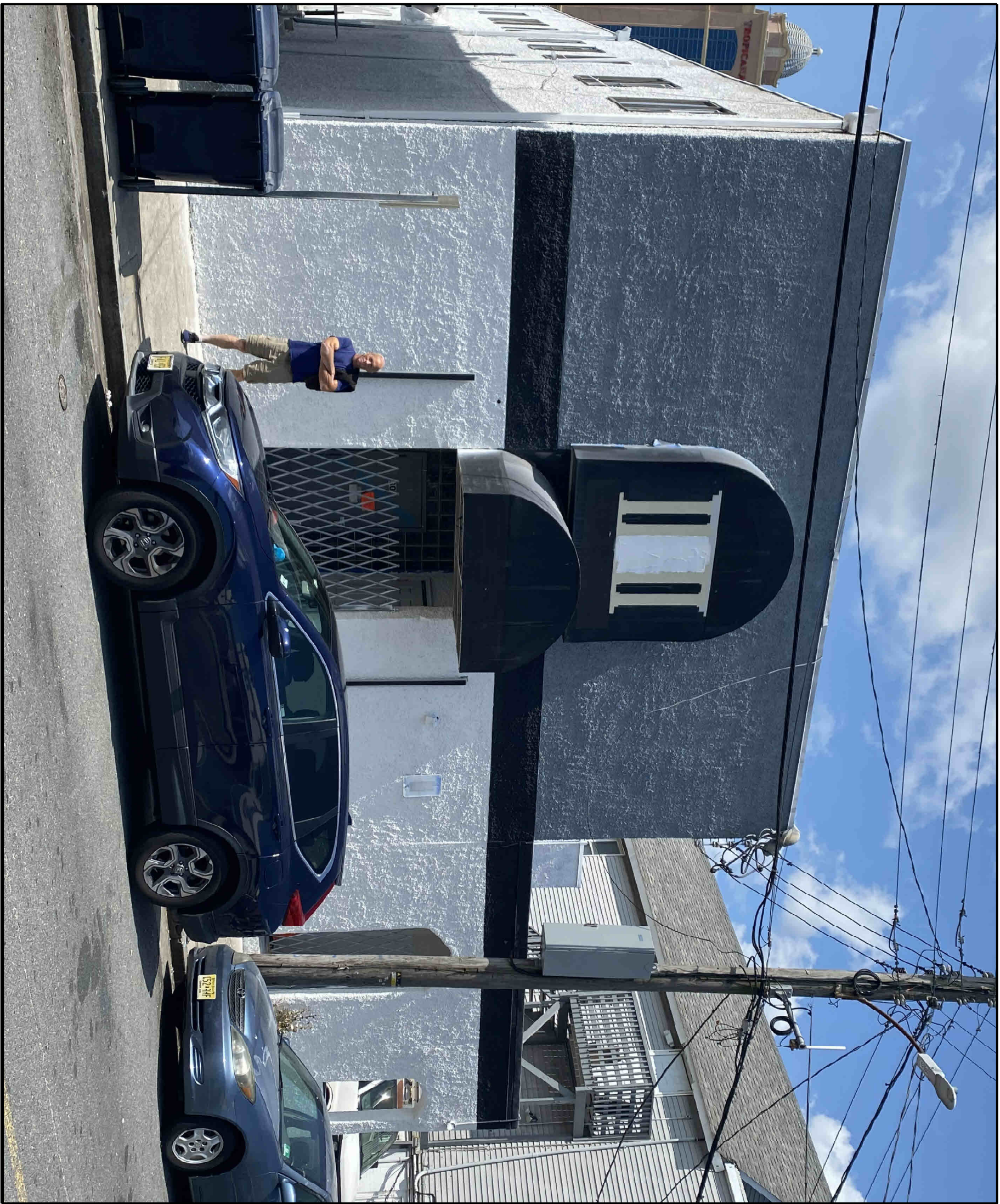




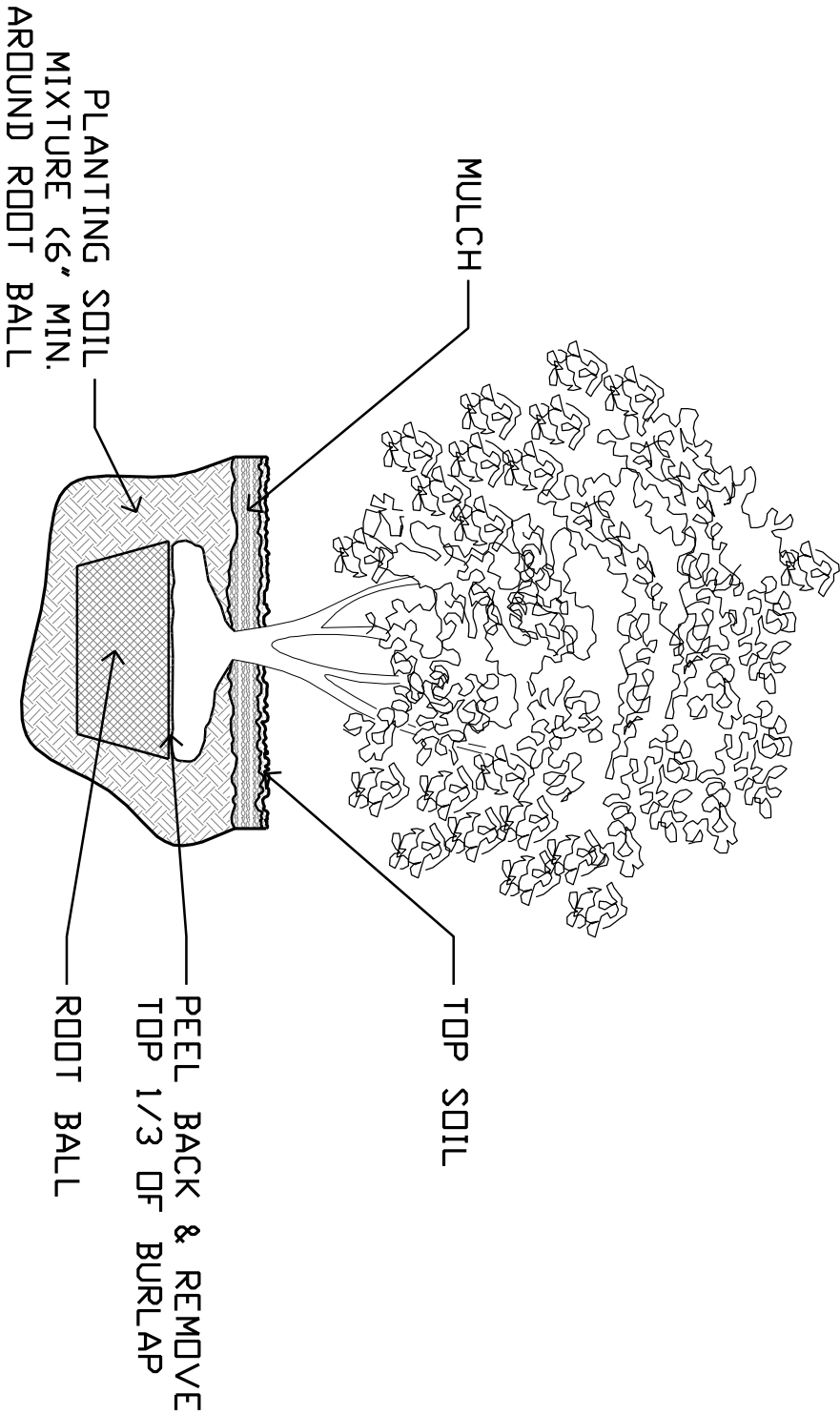
EXISTING CONDITION FRONT ELEVATION

ZONING STATISTICS		
APPLICANT:	NANCY CLAUDE	
SITE LOCATION:	30 SOUTH FLORIDA AVENUE, ATLANTIC CITY, NEW JERSEY	
LOT AND BLOCK:	LOT 30, 29, 22, 20 & BLOCK 166	
ZONING DISTRICT:	RC	
EXISTING USE:	BAR RESTAURANT AND 2 MERCANTILE UNITS ON THE FIRST FLOOR WITH 3 SECOND FLOOR RESIDENTIAL APARTMENTS ABOVE	
DESCRIPTION	REQUIRED CONDITION	EXISTING CONDITION
BUILDING HEIGHT PRINCIPAL ACCESSORY	300'-0"	25'-11"
SETBACKS		
FRONT	0'	0'
REAR	0'	0'
SIDE	0'	0'
REAR	20'-0"	48.26'
LOT COVERAGE	70 %	33.5 %
BUILDING	80 %	98.4 %
IMPERVIOUS		
MINIMUM LOT SIZE	7,500 SQFT	13,700 SQFT
LOT AREA	107,500 SQFT	48,260 SQFT
LOT FRONTAGE	150 FT	150 FT
LOT DEPTH	50 FT	48'-2 FT
LOT WIDTH	50 FT	50 FT
MAXIMUM DENSITY		
MIDRISE	50 DU/ACRE	9.53 DU/ACRE
PARKING DEFICIENCY		
ENC - EXISTING NON CONFORMITY	CONF - CONFORMS	
NA - NON APPLICABLE	VAR - VARIANCE REQUIRED	

PARKING CALCULATION		
EXISTING		
FIRST FLOOR		
MERCANTILE 1 (RETAIL #1) 1034 SF / 300 SF	3.45 CARS	
MERCANTILE 2 (RETAIL #2) 1792 SF / 300 SF	5.97 CARS	
RESTAURANT 27000 X .30	8.10 CARS	
SECOND FLOOR		
APARTMENT UNIT #1 (2 BEDROOM)	2.0 CARS	
APARTMENT UNIT #2 (1 BEDROOM)	1.8 CARS	
APARTMENT UNIT #3 (1 BEDROOM)	1.8 CARS	
TOTAL PROPOSED PARKING DEMAND	23.1 CARS	
EXISTING PARKING	17.0 CARS	
EXISTING TOTAL PARKING DEFICIENCY	6.0 CARS	

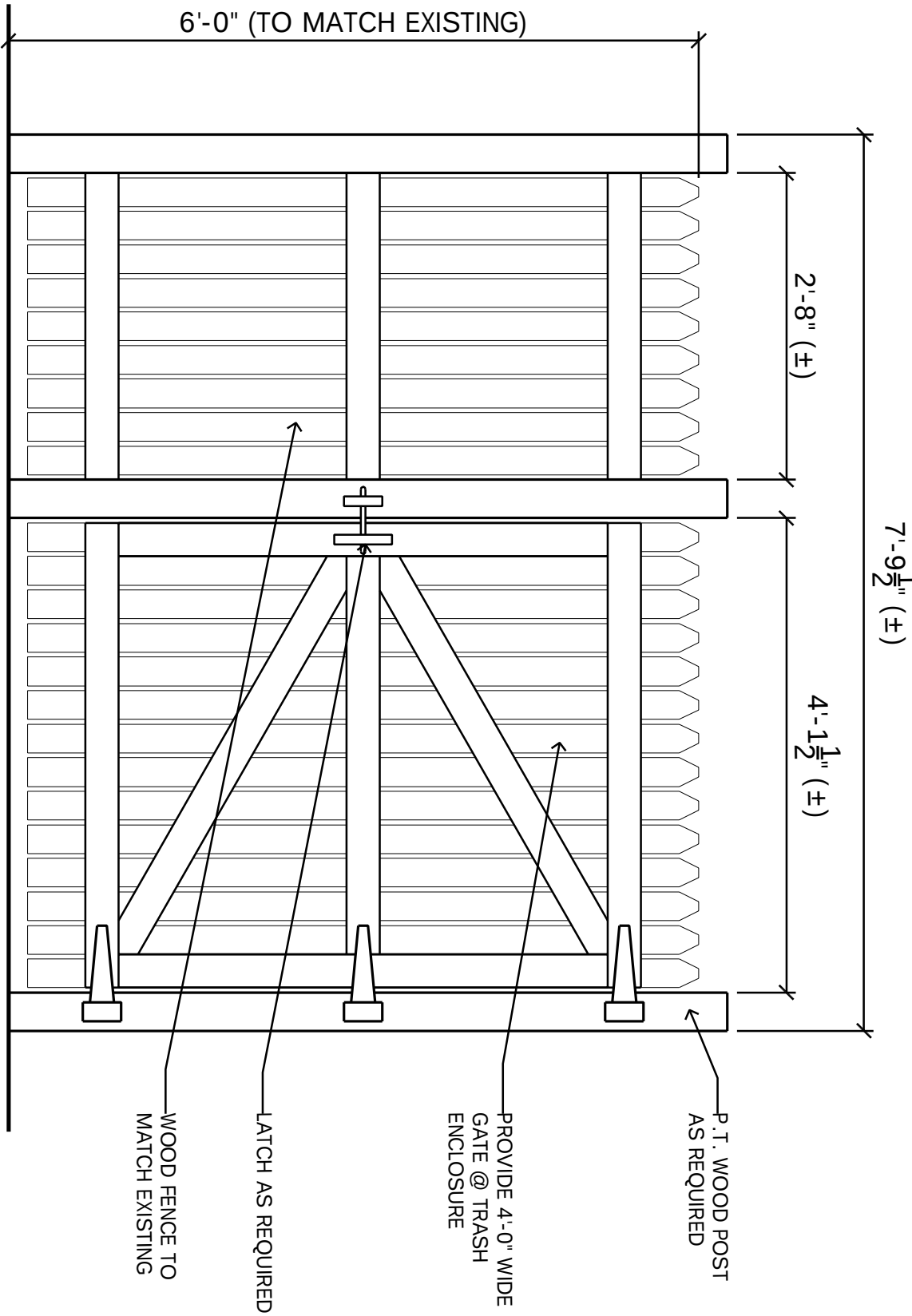
LANDSCAPING SCHEDULE - REF 19:66-7.6
(LANDSCAPING AND BUFFER DESIGN STANDARDS)

- (A) BOXWOODS, SKY PENCIL HOLLY
AND MIXED PERENNIALS
- (B) HOLLYWOOD JUNIPERS
- (C) TO BE SELECTED
- GENERAL NOTE:
ALL BEDS SHALL BE FINISHED WITH MULCH



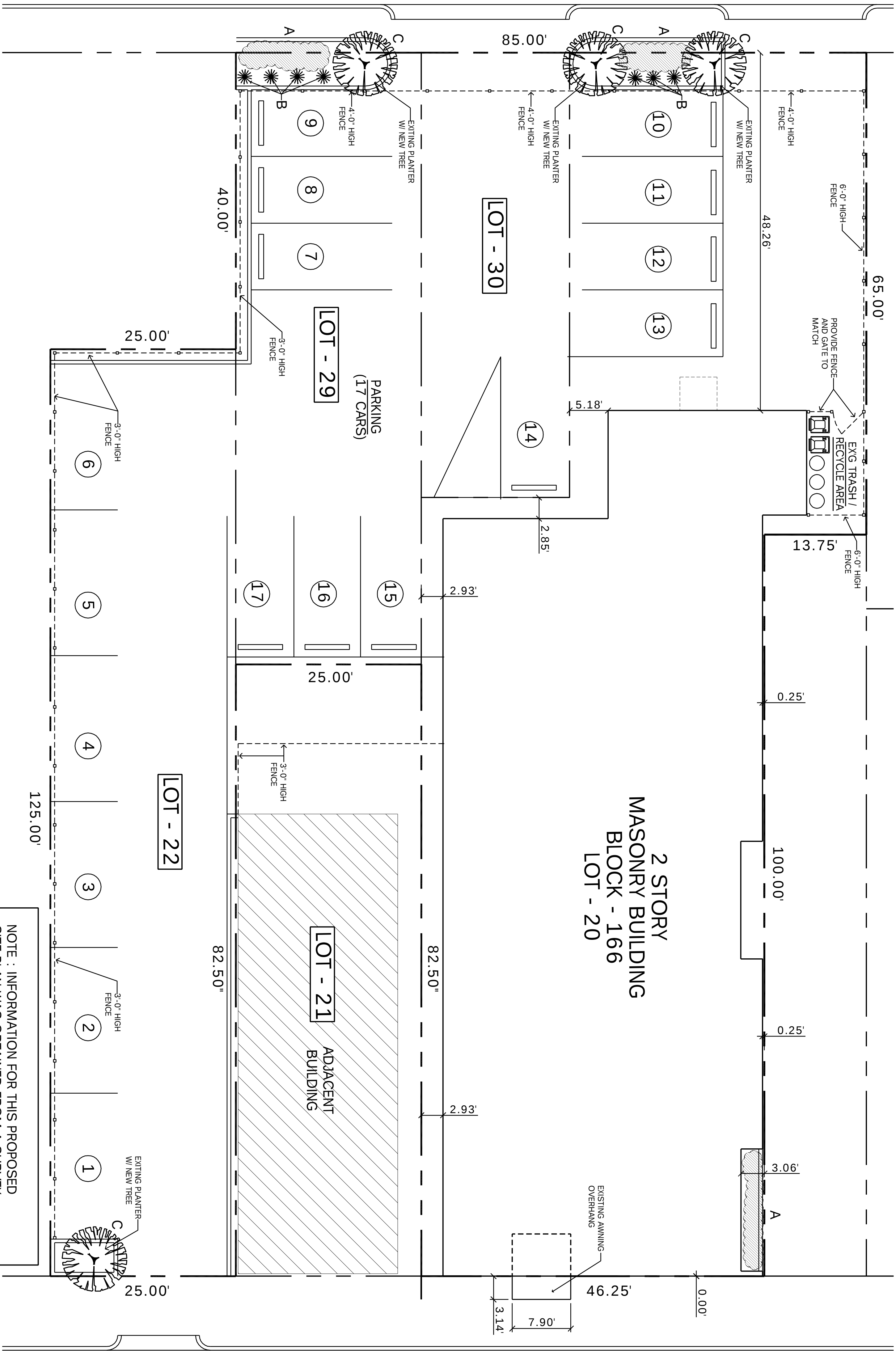
TREE PLANTING DETAIL

NOT TO SCALE



FENCE DETAIL @
TRASH ENCLOSURE

SCALE: 3/4\"/>



SITE PLAN

SCALE: 1/8\"/>

CERTIFICATE OF LAND USE APPLICATION USE ONLY

#	Revisions	Date

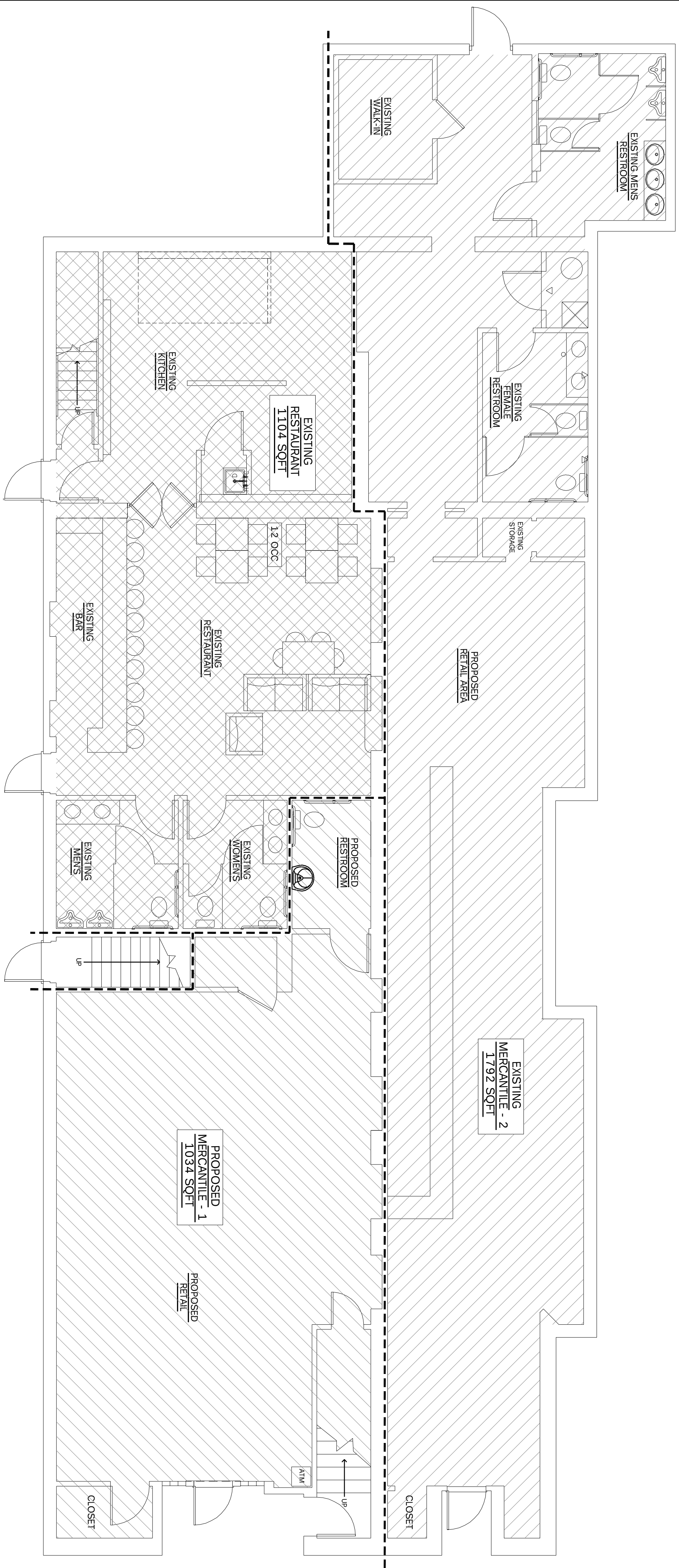
Consultant

Craig F. Dothé Architect LLC. ARCHITECTS & PLANNERS 33 N. Brighton Ave. (609) 348-2236 Atlantic City, NJ 08401 Fax (609) 348-0118
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Signature Date 08.23.24 Registration # AI 09640
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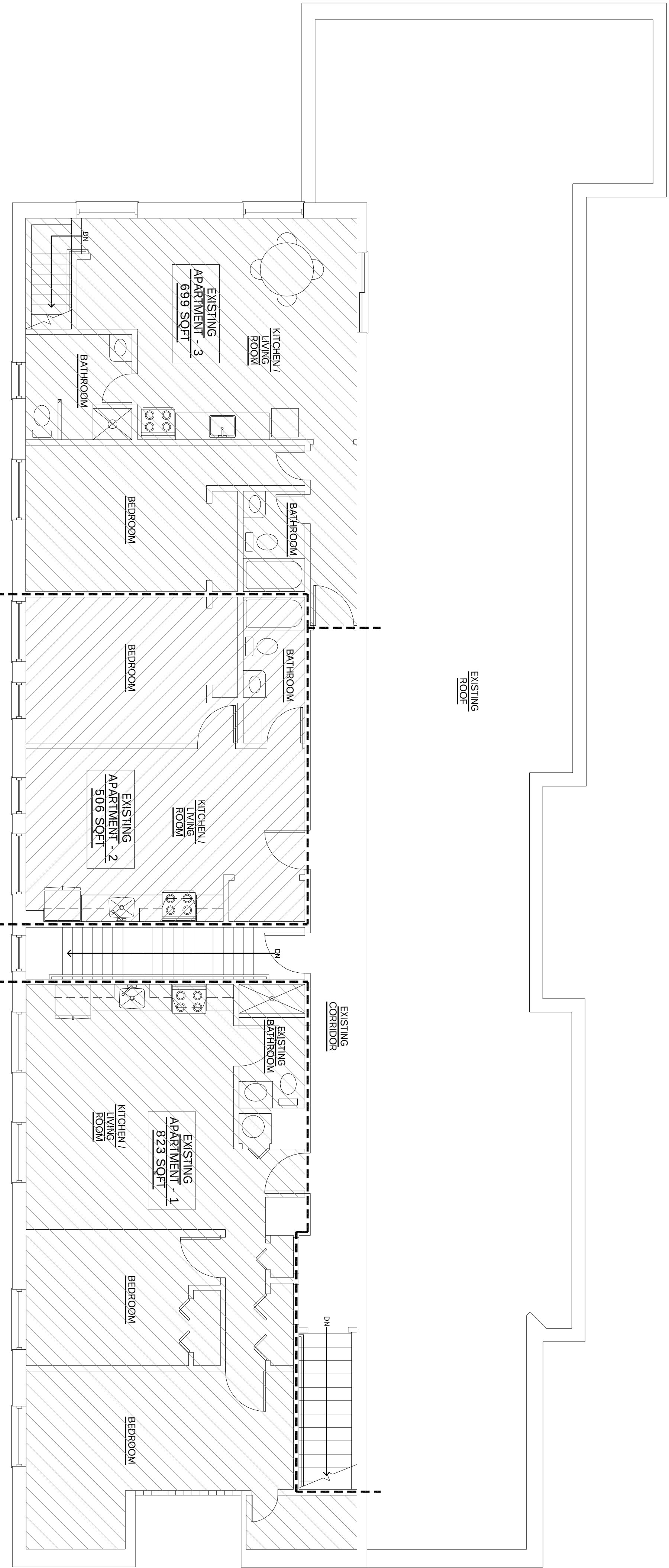
EXISTING CONDITION FLOOR PLANS FOR CERTIFICATE OF LAND USE APPLICATION 30 S. FLORIDA AVENUE ATLANTIC CITY, NEW JERSEY 08401
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Scale: AS NOTED
Project No.: 9929-I
Drawn by: MAB
Date: 08.22.24
A-0



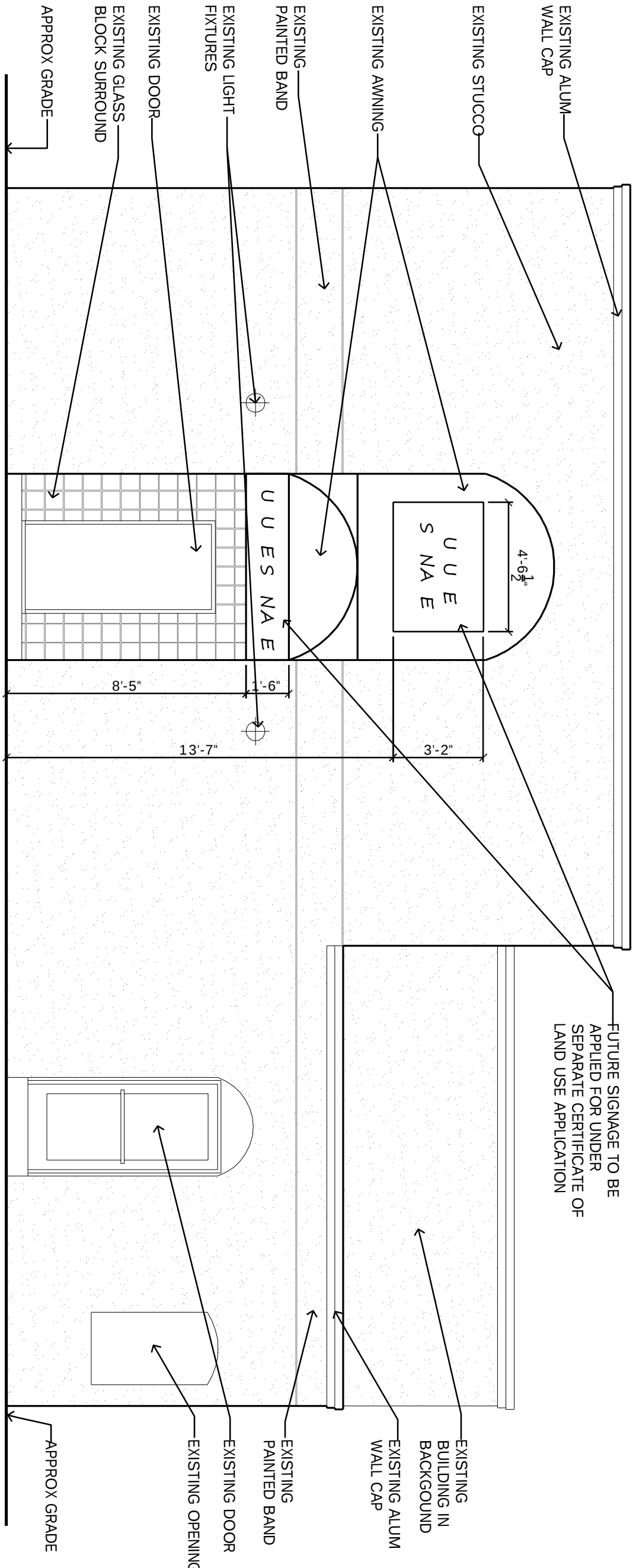
EXISTING CONDITIONS FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



EXISTING CONDITIONS SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



EXISTING CONDITIONS FRONT ELEVATION

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

CERTIFICATE OF LAND USE APPLICATION USE ONLY

#	Revisions	Date

Consultant

Craig F. Dothé Architect LLC.
ARCHITECTS & PLANNERS
33 N. Brighton Ave. (609) 348-2236
Atlantic City, NJ 08401 Fax (609) 348-0118

Signature
Date 08.23.24
Registration # AI 09640

EXISTING CONDITION FLOOR PLANS FOR
CERTIFICATE OF LAND USE APPLICATION
30 S. FLORIDA AVENUE
ATLANTIC CITY, NEW JERSEY 08401

Scale: AS NOTED

Project No.: 9929-I

Drawn by: CHD

Date: 08.22.24

A-1