

CITY OF ATLANTIC CITY
CERTIFICATE OF LAND USE COMPLIANCE (Zoning Permit)

City of Atlantic City: (Check where applicable)

☐ AC Planning Division Jurisdiction
City of Atlantic City Planning Board
1301 Bacharach Boulevard
City Hall - Suite 508
Atlantic City, NJ 08401
609-347-5404

Fee: ☐ Residential \$25
☐ Commercial \$50

CRDA: (Check where applicable)

☒ NJ CRDA LURED Jurisdiction
Casino Reinvestment Development Authority
15 S Pennsylvania Avenue
Atlantic City, NJ 08401
609-347-0500

Fee: ☐ Residential Condominium Unit or
Single Family \$32
☒ Multi-Family/Commercial \$50

Business Name: Love Caters All LLC

Applicant's Name: Nancy Claude

Applicant's Address: 335 W Moss Mill Rd Egg Harbor NJ

Phone: 609-697-0999

E-mail Address: claudenancy@gmail.com

Applicant's Signature: 

PROPERTY INFORMATION

Street Address of Subject Property: 30 S Florida Ave Atlantic City NJ

Zoning District: R C

Block(s) 166

Lot(s) 30, 29, 22, 20

Unit #

Prior Use (include description of use, signage, total number of units, number of on-site parking spaces, seats if restaurant and or bar, describe fully):

17 Parking spaces, small restaurant with Approx 6 tables 10 bar stools & 1,104 sqft A small mercantile space
and 1,792 sqft mercantile space on site 1st Floor. the second floor consist of 3 apartments, one 823 sqft 2 bedrooms, one 506 sqft unit
with 1 bedroom and 1 699 sqft 1 bedroom apartment.

Proposed Use: (include description of use, signage, total number of units, number of on-site parking spaces, seats if restaurant and or bar, describe fully):
17 Parking spaces, small restaurant with Approx 6 tables 10 bar stools & 1,104 sqft A small mercantile space
and 1,792 sqft mercantile space on site 1st Floor, the second consist of 3 apartments one 823 sqft 2 bedrooms, one 506 sqft unit
with 1 bedroom and 1 699 sqft 1 bedroom apartment. **SEE EXHIBIT "A" ATTACHED**

CERTIFICATE IN LIEU OF OATH (OWNER OR AGENT)

Owner's Name: Nancy Claude

Owner's Address: 335 W Moss Mill Rd Egg Harbor NJ 08215

Owner's Email: claudenancy@gmail.com

I hereby certify that I am the owner of the property that is the subject of this application.

Property Owner's Signature: 

Agent Section: (To be completed and signed if owner in fee has authorized an agent for this application)

Agent's Name:

Agent's Address:

Agent's Email:

I hereby certify that I have been authorized by the owner in fee to make this application as his/her agent.

Agent's Signature:

Notice: 1) THIS CERTIFICATION (Zoning Permit) IS NOT THE ONLY APPROVAL REQUIRED NOR DOES IT SUBSTITUTE FOR A CERTIFICATE OF NON-CONFORMITY, BUILDING PERMIT, PERMITS REQUIRED IN FLOOD HAZARD AREAS, MERCANTILE LICENSE OR OTHER STATE AND LOCAL PERMITS. 2) BY PROVIDING A SIGNED CONSENT ABOVE THE OWNER ALSO AUTHORIZES THE RELEASE OF THE PROPERTY RECORD CARDS AND ANY OTHER DOCUMENTS TO THE APPLICANT. 3.) THE CERTIFICATE (Zoning Permit) WILL NOT BE ISSUED IF VIOLATIONS EXIST. 4.) THIS CERTIFICATE (Zoning Permit) IS ISSUED BASED ON TRUE AND ACCURATE INFORMATION BEING PROVIDED BY THE APPLICANT AND MAY BE RESCINDED IF IT IS DETERMINED THAT VIOLATIONS EXIST.

FOR OFFICE USE ONLY

Approved ☒ WITH CONDITIONS.

Denied ☐

CONDITIONS OF APPROVAL: SUBJECT TO APPLICANT'S OF ALL APPLICABLE REQUIREMENTS OF THE CITY OF ATLANTIC CITY'S CODE AND NJAC 19:66 LAND USE REGULATIONS AND COMPLIANCE WITH ALL OTHER FEDERAL, STATE, AND LOCAL LAWS (where applicable).

WITH LIGHTING REQUIREMENTS IN NJAC 19:16-7.10. CERTIFICATION DOES NOT INCLUDE UNNAMED COMMERCIAL UNITS. SUBJECT TO FENCE BEING CUT DOWN TO MAX. HEIGHT OF 4'. (INCLUDING STRUCTURAL POSTS & BEAMS)

Application Number: 2024-08-3699

Fee Received: \$50.00 MO #16423810.

Date Filed: 8-28-24

Date Issued: 8-28-24

Authorization: 

Distribution:
Construction Division
Code Enforcement
Mercantile Office
Health Department
Police Department

City Engineer
Fire Department
Tax Assessor
Other

Casino Reinvestment
Development Authority

APPROVED

Land Use Regulation and
Enforcement Division

REV: 6/14/2021

WITH CONDITIONS

EXHIBIT "A" 1 OF 2



EXISTING CONDITION FRONT ELEVATION

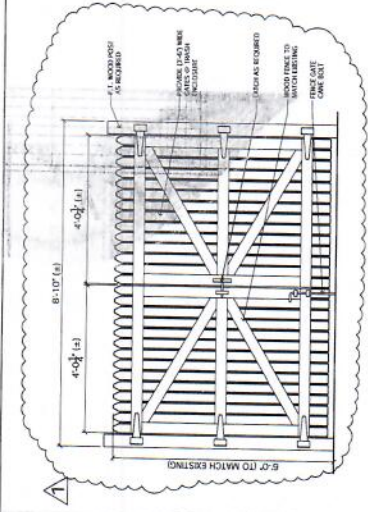
ZONING STATISTICS			
APPLICANT: MARY CLAUDE			
PROJECT: 107 SOUTH FLORIDA AVENUE, ATLANTIC CITY, NEW JERSEY			
LOT AND BLOCK: 30, 29, 22, 20 & BLOCK 166			
ZONING DISTRICT: RC			
EXISTING USE: BAY RESTAURANT AND 2 MERCANTILE UNITS ON THE FIRST FLOOR WITH 3 SECOND FLOOR RESIDENTIAL APARTMENTS ABOVE			
DESCRIPTION	REQUIRED CONDITION	EXISTING CONDITION	STATUS
BUILDING HEIGHT	300'-0"	25'-11"	CONF
PRINCIPAL ACCESSORY	35'-0"	NA	CONF
SETBACKS	0'	0' - 4' OVER	CONF
OVERHANG	0'	0'-25"	CONF
SIZE	20'-0"	48'-26"	CONF
REAR	20'-0"	48'-26"	CONF
LOT COVERAGE	70 %	33.5 %	CONF
BUILDING	80 %	38.4 %	CONF
IMPROVEMENTS	75 %	13,700 SQFT	CONF
MINIMUM LOT AREA	7,500 SQFT	48'-3" FT	CONF
LOT FRONTAGE	150 FT	150 FT	CONF
LOT DEPTH	150 FT	46'-2" FT	CONF
LOT WIDTH	150 FT	46'-2" FT	CONF
MAXIMUM DENSITY	50 DW/ACRE	9.53 DW/ACRE	CONF
MOOSE	6 CAR EFFICIENCY	6 CAR EFFICIENCY	CONF
PARKING DEFICIENCY	NA	NA	CONF
ENC - EXISTING NON CONFORMITY CONF - CONFORMS VAR - VARIANCE REQUIRED			
NA - NOT APPLICABLE			

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
RESIDENTIAL 27 CARS	8.10 CARS
SECOND FLOOR	
APARTMENT UNIT #1 (2 BEDROOM)	2.0 CARS
APARTMENT UNIT #2 (2 BEDROOM)	2.0 CARS
APARTMENT UNIT #3 (1 BEDROOM)	1.0 CARS
TOTAL PROPOSED PARKING DEMAND	23.1 CARS
EXISTING PARKING	17.0 CARS
EXISTING TOTAL PARKING DEFICIENCY	6.0 CARS

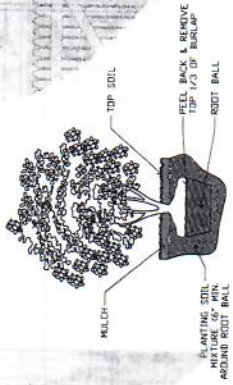
LANDSCAPING SCHEDULE - REF 19-66-7.6
(LANDSCAPING AND BUFFER DESIGN STANDARDS)

- (A) BOXWOODS, SKY PENCIL HOLLY AND MIXED FREEMANALS
- (B) HOLLYWOOD JUNIPERS
- (C) TO BE SELECTED

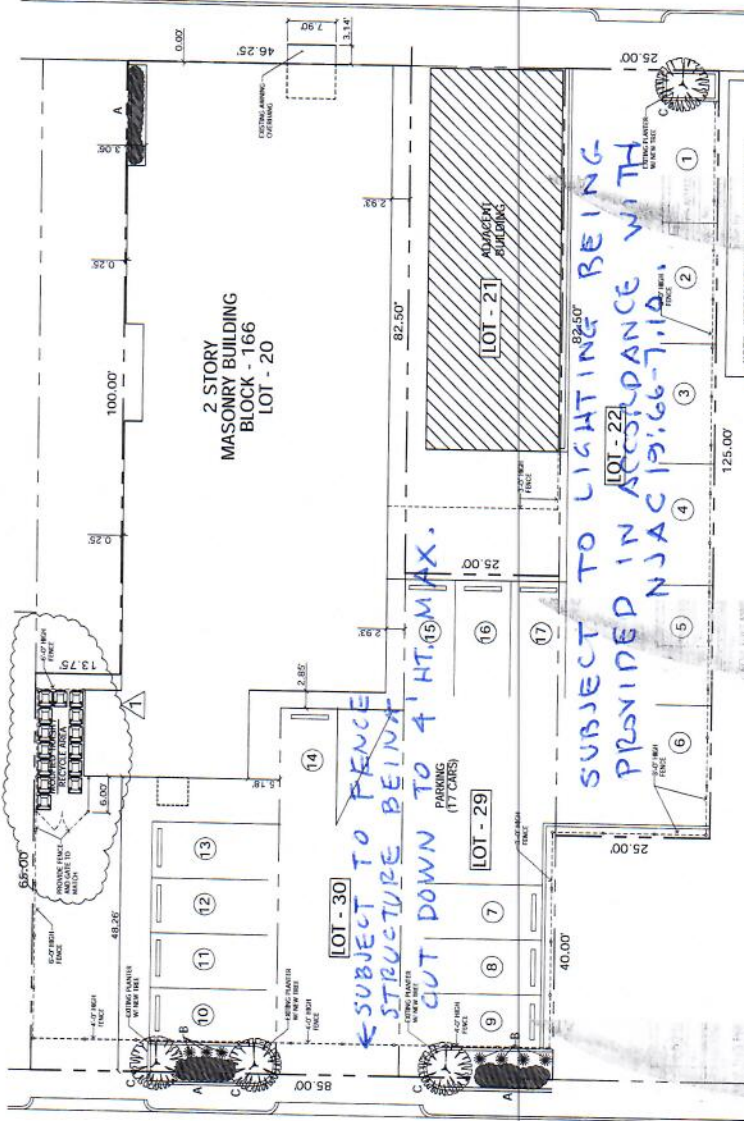
GENERAL NOTE:
ALL BEDS SHALL BE FILLISHED WITH MULCH



FENCE DETAIL @
TRASH ENCLOSURE
SCALE: 3/4" = 1'-0"

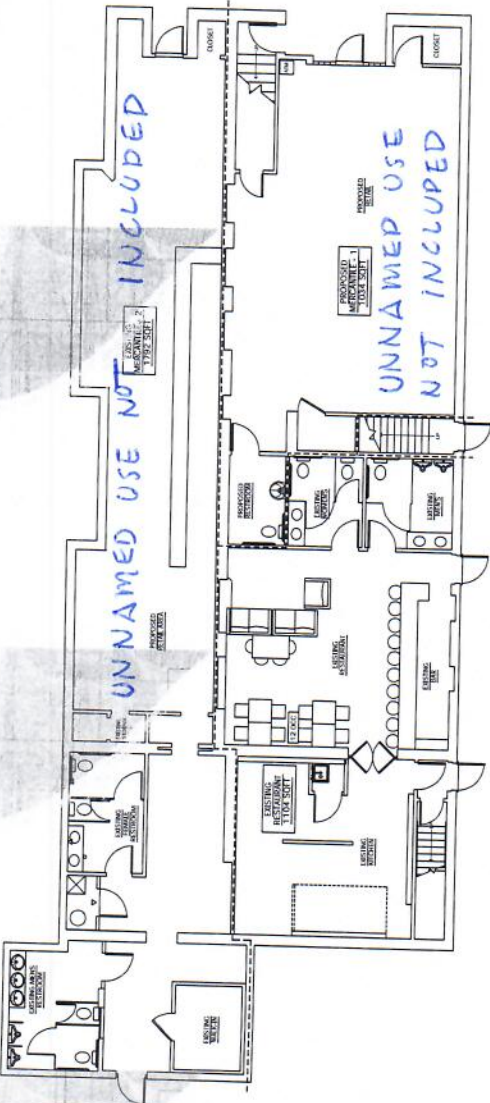


TREE PLANTING DETAIL
NOT TO SCALE



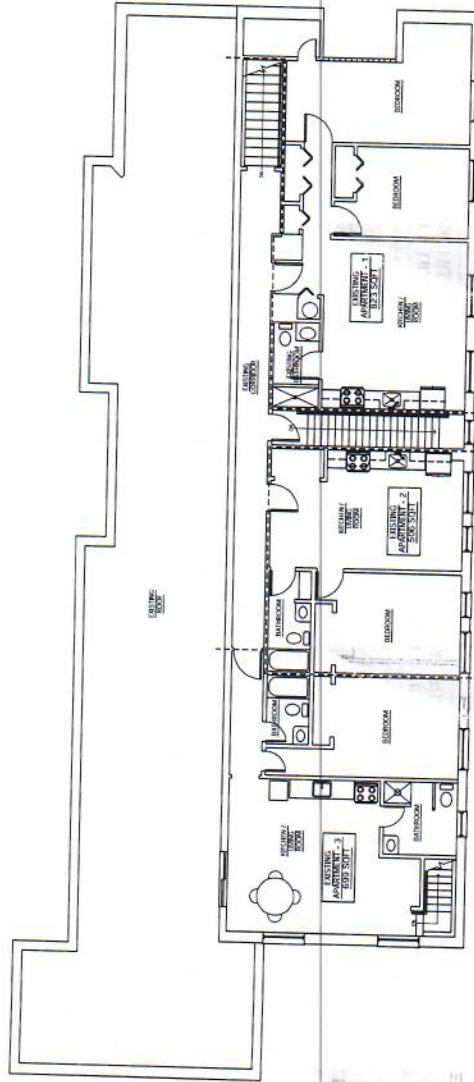
SITE PLAN
SCALE: 1/8" = 1'-0"

EXHIBIT "A" 20F2



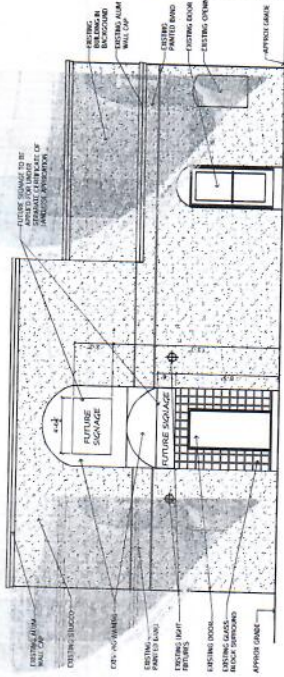
EXISTING CONDITIONS FIRST FLOOR PLAN

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

EXISTING CONDITION FLOOR PLANS FOR
30 S. FLORIDA AVENUE
ATLANTIC CITY, NEW JERSEY 08401

Craig F. Dolph Architects & Planners
33 N. Brighton Ave.
Atlantic City, NJ 08401
Fax (609) 348-2236
Cell (609) 348-0118



Scale: AS NOTED
Project No.: 99294
Drawn by: CFB
Date: 08.22.24

A-1

Rec'd 8/28/24