



January 22, 2025

**CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
LAND USE REGULATION AND ENFORCEMENT DIVISION**

**NOTICE OF DECISION**

**Applicant name: SD Manor, LLC**

**Application #: 2024-10-3718**

**Please take notice** that pursuant to Resolution 25-02 adopted January 21, 2025, the Casino Reinvestment Development Authority (CRDA) approved variances pursuant to N.J.S.A. 40:55D-70(c) to construct a three-story deck on an existing duplex. The property located at 115 S. Seaside Avenue also known as Block 77, Lot 36 on the tax map for the City of Atlantic City, located within the Lighthouse 2 (LH-2) Zoning District.

The grant of the application shall be expressly conditioned upon the applicant satisfying all applicable requirements of the City of Atlantic City Land Use Ordinances or other City Ordinances, and the requirements of any City Agency, Board or Authority. Further, the approval is conditioned upon the applicant obtaining any and all other necessary governmental approvals, and compliance with all Federal, State and Local laws. Pursuant to NJSA 5:12-183, Resolution 25-02 is to be delivered to the Governor's office. The approval takes effect 10 business days after the delivery to the Governor's office.

Copies of the Resolution are available for inspection at the office of the CRDA, Division of Land Use and Regulatory Enforcement, 15 South Pennsylvania Avenue, Atlantic City, New Jersey, during regular business hours, which are typically Monday through Friday, 9 am to 5 pm.

Robert L. Reid, AICP, PP  
Land Use Regulation Enforcement Officer