

**NARRATIVE
DANIEL FAST II, LLC
LIGHTHOUSE ROW II
19 S. VERMONT AVENUE, BLOCK 126 LOT 55-58**

The subject property consists of **Block 126, Lots 55, 56, 57, and 58** in the Inlet neighborhood of Atlantic City, located along Vermont Terrace between New Hampshire Avenue and Vermont Avenue. The site currently consists of vacant, underutilized land totaling approximately **13,500 square feet**. Existing site features include remnants of a paper roadway (Vermont Terrace) and minimal utility infrastructure. The lots are generally flat, pervious, and unimproved, with an adjacent blighted structure on Lot 59 (not part of this application).

The surrounding neighborhood is predominantly **residential**, characterized by a mix of newly constructed townhomes (Lighthouse Row Phase I, immediately adjacent), scattered single-family dwellings, and vacant parcels. The area is within the **Lighthouse One (LH-1) zoning district** of the CRDA Tourism District, intended to encourage higher-density residential redevelopment.

The applicant proposes to construct **Lighthouse Row Phase II**, consisting of **seven (7) new residential townhome units**. Each home will be approximately **1,750 square feet** in area, three (3) stories in height, and developed as fee-simple townhouse lots. Six (6) units will be attached in twin-house configurations (party-wall construction), and one (1) unit will be a detached single-family structure on a separate lot.

Access will be provided via improvements to Vermont Terrace, which will be reconstructed as an **18' wide private drive/alley** with underground utilities. Each home will include a **two-car garage** on the ground floor and an additional **driveway space**, providing three (3) off-street parking spaces per unit in compliance with RSIS. Utility services (water, sewer, gas, and electric) will be extended from Vermont Avenue into Vermont Terrace, including a new 6" C900 water main and an 8" C900 sanitary main with laterals and easements.

Landscaping will be provided in the form of **hydrangeas, crepe myrtle street trees, and evergreen shrubs** to soften the streetscape and enhance neighborhood character.

The Applicant, Daniel Fast II, LLC, will be seeking the following relief:

- i. Preliminary and Final Site Plan Relief;
- ii. Preliminary and Final Major Subdivision Relief;
- iii. Use Variances;
- iv. Bulk Variances.

With respect to the use variances, the Applicant believes that both the positive and negative criteria can be met. The project will qualify for N.J.S.A. 40:55d-2(a) in that it will promote the public health, safety, morals and general welfare; (b) It will secure safety from fire flood panic and other man-made natural disasters (c) It will provide light, air and open space; (d) It will provide a desirable visual environment through creative development techniques and good civic design.

With respect to the negative criteria, it will not have a substantial detriment on the public good and/or the character of the neighborhood nor will it have substantial detriment to the Zoning Plan and/or Zoning Ordinance.

With respect to the bulk variances:

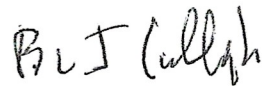
The proposed development conforms substantially with the bulk requirements of the **LH-1 zoning district (N.J.A.C. 19:66-5.18)**. However, the following relief is requested:

- **"c" Variances:**

1. **Side Yard Setback (0 ft at common walls)** – Semi-detached townhouse units necessarily provide a zero-foot setback at the party wall. The open side yards are proposed at 3.5 feet. Relief is requested to formally recognize the zero-foot condition.
2. **Front Yard Setback** – Certain lots provide a reduced front yard depth from the structure to the lot line, consistent with the existing Phase I homes and urban character of the Inlet neighborhood.

- **Design Waivers:**

1. **Street Width / Curbing (Vermont Terrace)** – Proposed as an 18' wide private drive/alley without full curb-and-gutter section, in order to reduce impervious coverage and preserve neighborhood scale. Runoff will be directed to adjacent porous landscape strips for infiltration.
2. **End-of-Main Flushing Hydrant** – In lieu of a full fire hydrant at the terminus of the new 6" water main, a **blow-off flushing hydrant** is proposed for line maintenance and compliance with utility standards.
3. **Trash Storage** – All refuse and recycling will be stored within garages and collected curbside, eliminating the need for exterior enclosures.



Brian J. Callaghan, Esq.
Attorney for the Applicant