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 - RESTAURANT (FIRST FLOOR) - RESIDENTIAL (SECOND & THIRD FLOOR) **
PROPOSED USE: SAME AS ABOVE, EXCEPT 726 SF COURTYARD WITH SEATING 1ST AND 2ND FLOOR DECK

DESCRIPTION	REQUIRED CRDA PLANNING ZONE DA	EXISTING CONDITION	PROPOSED CONDITION CRDA
HEIGHT (ABV B.F.E.)			
PRINCIPAL	35'-0"	±34'-0" (EXISTING)	±34'-0" (EXISTING)
PROPOSED DECK	35'-0"	-------	29'-7 1/2"
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"	3' 6 13/16"	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 %	59 % **	72 % *
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			
GROUND	10 S.F. / FACE	-------	-------
WALL	10 S.F. / FACE	SEE SIGNAGE STATISTICS **	SEE SIGNAGE STATISTICS **
WINDOW	33% WINDOW AREA	-------	-------
AWNING	NOT ALLOWED	-------	-------
PROJECTION	NOT ALLOWED	SEE SIGNAGE STATISTICS **	SEE SIGNAGE STATISTICS **

EXISTING NON CONFORMITY **
VARIANCE REQUIRED *

OCCUPANCY STATISTICS

EXISTING OCCUPANCY STATISTICS		PROPOSED OCCUPANCY STATISTICS	
BUILDING ONE		BUILDING ONE	
FIRST FLOOR		FIRST FLOOR	
INSIDE DINING	46 OCC	INSIDE DINING	8 OCC
OUTSIDE DINING	0 OCC	OUTSIDE DINING	0 OCC
SECOND FLOOR		SECOND FLOOR	
RESIDENTIAL	6 OCC (VERIFY)	RESIDENTIAL	6 OCC (VERIFY)
OUTSIDE DINING	0 OCC	OUTSIDE DINING	20 OCC
THIRD FLOOR		THIRD FLOOR	
RESIDENTIAL	4 OCC (VERIFY)	RESIDENTIAL	4 OCC (VERIFY)
BUILDING TWO		BUILDING TWO	
FIRST FLOOR		FIRST FLOOR	
INSIDE DINING	6 OCC (VERIFY)	INSIDE DINING	6 OCC (VERIFY)
OUTSIDE DINING	O OCC	OUTSIDE DINING	20 OCC
SECOND FLOOR		SECOND FLOOR	
RESIDENTIAL	6 OCC (VERIFY)	RESIDENTIAL	6 OCC (VERIFY)
THIRD FLOOR		THIRD FLOOR	
RESIDENTIAL	4 OCC (VERIFY)	RESIDENTIAL	4 OCC (VERIFY)
EMPLOYEES		EMPLOYEES	
BUILDING ONE	4 OCC	BUILDING ONE	6 OCC
BUILDNG TWO	2 OCC (VERIFY)	BUILDNG TWO	2 OCC (VERIFY)
TOTAL OCC:	78 OCC	TOTAL OCC:	82 OCC

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: BRIAN J. CALLAGHAN
PROFESSIONAL ATTORNEY ID NUMBER: 011861979
CALLAGHAN THOMPSON & THOMPSON, P.A.
ATTORNEYS AT LAW
2428 ATLANTIC AVENUE ATLANTIC CITY, NJ 08401
PHONE: 609-348-5300

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

PARKING DEFICIENCY

EXISTING PARKING STATISTICS			PROPOSED CRDA PARKING STATISTICS		
BUILDING ONE			BUILDING ONE		
FIRST FLOOR			FIRST FLOOR		
RESTAURANT SEATING	46 OCC x .3 =	14 CARS	RESTAURANT SEATING	8 OCC x .3 =	3 CARS
OUTSIDE SEATING	0 OCC x .3 =	0 CARS	OUTSIDE SEATING	0 OCC x .3 =	9 CARS
EMPLOYEES PARKING DEMAND	4 OCC / 1.5 =	6 CARS	EMPLOYEES PARKING DEMAND	6 OCC / 1.5 =	9 CARS
SECOND FLOOR			SECOND FLOOR		
2 BEDROOM		1.5 CARS	2 BEDROOM		1.5 CARS
OUTSIDE SEATING	O OCC X .3 =	0 CARS	OUTSIDE SEATING	20 OCC x .3 =	6 CARS
THIRD FLOOR			THIRD FLOOR		
2 BEDROOM		1.5 CARS	2 BEDROOM		1.5 CARS
BUILDING TWO			BUILDING TWO		
FIRST FLOOR			FIRST FLOOR		
RESTAURANT SEATING	6 OCC X .3 =	2 CARS	RESTAURANT SEATING	6 OCC X .3 =	2 CARS
OUTSIDE SEATING	0 OCC X .3 =	0 CARS	OUTSIDE SEATING	20 OCC X .3 =	6 CARS
EMPLOYEES PARKING DEMAND	2 OCC / 1.5 =	1 CARS	EMPLOYEES PARKING DEMAND	2 OCC / 1.5 =	1 CARS
SECOND FLOOR			SECOND FLOOR		
2 BEDROOM		1.5 CARS	2 BEDROOM		1.5 CARS
OUTSIDE SEATING	0 OCC x .3 =	0 CARS	OUTSIDE SEATING	12 OCC x .3 =	3.6 CARS
THIRD FLOOR			THIRD FLOOR		
2 BEDROOM		1.5 CARS	2 BEDROOM		1.5 CARS
TOTAL PROPOSED PARKING DEMAND		29 CARS	TOTAL PROPOSED PARKING DEMAND		46 CARS
PROPOSED PARKING		0 CARS	PROPOSED PARKING		0 CARS
TOTAL PARKING DEFICIENCY		29 CARS	NEW TOTAL PARKING DEFICIENCY		46 CARS

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	HUNG

ALL SIGNAGE SIZES MUST BE VERIFIED (SEE FRONT VIEW IMAGE FOR LOCATIONS)

GENERAL NOTES:

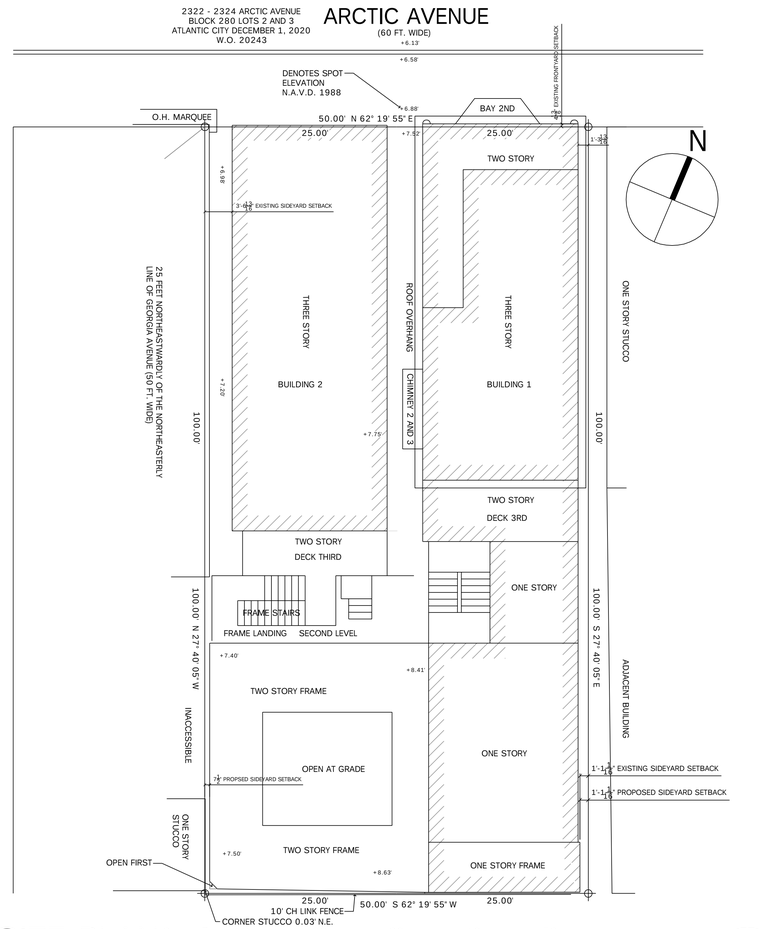
1. PRIOR TO PREFORMING ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY, THE APPLICANT MUST OBTAIN A STREET OPENING PERMIT FROM THE CITY ENGINEER'S OFFICE.
2. ANY BROKEN SIDEWALK, GRANITE / CONCRETE CURBING AND GUTTERS ALONG THE PROPERTY FRONTAGES MUST BE REPLACED.
3. INFORMATION FOR THIS SITE PLAN WAS OBTAINED 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
Z-4 SECTION ELEVATIONS
Z-5 EXTERIOR ELEVATIONS

Approved by Resolution #_____ Dated: _____

CRDA PLANNER _____ DATE
CRDA Engineer _____ DATE
CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____ DATE
CRDA HEARING OFFICER _____ DATE



SITE PLAN

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

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Z-1

SIGNAGE CALC. ARCTIC AVE

AREA OF SIGNAGE	81.00 SQFT
AREA OF WALL (ESTIMATED)	600.00 SQFT
PERCENT OF COVERAGE	13.50 %

Date
Revisions
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 12-21-20
Registration # AI 09640

EXTERIOR SEATING FOR
SETAARA RESTAURANT
2322 ARCTIC AVENUE
ATLANTIC CITY, NEW JERSEY 08401

Scale: AS NOTED
Project No.: 1817 A
Drawn by: MAB
Date: 12-21-20

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