

EXPLANATION OF APPLICATION

Showboat Renaissance LLC (“Applicant”), is the owner of property is identified as Block 61, Lots 22, 23, 24, 25, 26, 27 & 28 on the Tax Map of the City of Atlantic City, and is commonly known as 800 Atlantic Avenue; 801 Boardwalk; 800, 804, & 810 Pacific Avenue; 804 Pacific Avenue RR; 160 & 170 S. New Jersey Avenue; 808 Arctic Avenue; and, 801 & 815 Atlantic Avenue (“Property”). The Property is located in the CRDA Tourism District and within the RS-C Resort Commercial Zone of the District.

The Casino Reinvestment Development Authority (the “Authority”) had previously granted Minor Subdivision and Major Site Plan approval for the development of an indoor water park at the existing Showboat Resort Hotel property. In order to finance the development of the waterpark and the further redevelopment of the Resort, the subdivision must be changed to allow the waterpark to be located on its own lot, the New Orleans Tower to be located on its own lot, the Premier Lite Tower to be located on its own lot, and the former volley ball lots (27 and 28) to be consolidated as one lot.

The Applicant is seeking Minor Subdivision Approval to reconfigure the seven (7) existing lots into five (5) lots with the following variances pursuant to N.J.S.A. 40:55d-70.C for this project:

Proposed Lot A – (i) variance to permit impervious coverage of 91.5% where 80% is permitted.

Proposed Lot B – (i) variance to permit building coverage of 77.9% where 70% is permitted; and (ii) variance to permit impervious coverage of 95.6% where 80% is permitted.

Proposed Lot C – (i) variance to permit lot depth of 100.86 feet where 150 feet is required; (ii) variance to permit building coverage of 74.8% where 70% is permitted; and (iii) variance to permit impervious coverage of 99.4% where 80% is permitted.

Proposed Lot E – (i) variance to permit building coverage of 76.8% where 70% is permitted; and (ii) variance to permit impervious coverage of 98.6% where 80% is permitted.

The variances are requested due to the configuration of the existing buildings on the property. The subdivision is being undertaken in order to allow for the financing of the redevelopment of the property.

The Applicant also requests any other variances, waivers or other relief that the LURED or Hearing Officer deems necessary and/or appropriate.