

PROJECT NARRATIVE
NYORANGEDEEDS, LLC
BLOCK 52, LOTS 11-18 and 30-39
April 2021

NYORANGEDEEDS, LLC (“Applicant”) is the proposed developer of a mixed-use project for block 52, lots 11-18 and 30-39 as shown on the Tax Map of the City of Atlantic City. Applicant initially received preliminary and final site plan approval with bulk variance relief from the Land Use Regulation and Enforcement Division of the Casino Reinvestment Development Authority (“CRDA”) pursuant to Resolution Number 19-15, dated February 19, 2019. The approved project included: a two-story building with approximately 10,000 sf of retail space; an outdoor entertainment venue with a stage, open gathering area, restrooms, seasonal concession stands and a seasonal bar that will connect with an outdoor dining area of the existing Bourre restaurant; the construction of a ten (10) unit hotel made up of modified stacked intermodal containers that includes outdoor gathering space on a terrace; and a 51 space parking lot to serve the entire development along with the usage of two (2) additional parking spaces located at the Bourre restaurant for a total of 53 parking spaces (the “Project”). Applicant subsequently obtained minor subdivision and amended site plan approval with bulk variance relief for the Project from CRDA pursuant to Resolution Number 19-117, dated October 15, 2019, in which the rear property line was re-aligned (to provide land for a new restaurant project that is behind the proposed retail building) and a partial rear yard setback of 9 feet (5’ to a staircase) where 20 feet is required was granted. Lot 40, block 52 was also deleted from the project. The parking lot has been completed.

Applicant now seeks to amend the previously approved site plan to add a third floor to the proposed approximately 10,000 sf building, for a total of approximately 15,000 sf. The second floor is being converted from retail use to four (4) residential units (4, 2-bedroom apartments) and the new third floor will also be 4 residential units (4, 2 bedroom units). The first floor of the building (approximately 5,000 sf) will remain for retail use. The amendment will require bulk variance relief from the minimum rear yard setback requirement of 20 feet. There is a 5 foot setback proposed for approximately 29 feet of the building width and a 16.51 foot setback proposed for approximately 71 feet of the width of the building. There was a previous variance granted for the rear yard setback of 9 feet (5 feet to the proposed stairs) for approximately 29 feet of the building width with a 20 foot compliant setback (16 feet to the proposed stairs) for approximately 71 feet of the building width pursuant to Resolution Number 19-117. A variance for maximum impervious coverage is also required (80% is permitted, 84.7% is proposed). Bulk variances were previously granted for the fence in the front yard area and for parking. There is no change to the required parking calculation as a result of the proposed changes. The Property is located within the Resort Commercial Zone (RC) and the proposed uses are permitted in the RC Zone.

The requested bulk variances can be justified because they are in keeping with the characteristics of the neighborhood in that the neighboring buildings have setbacks of 5 feet or less and the building coverage is far less than allowed (27.3% proposed where 70% is the maximum permitted). The project will provide a unique experience for tourists in Atlantic City and will provide new residential opportunities in the center of the City.

The Applicant is requesting waivers from various design items as detailed in the application. The Applicant also requests any other variances, waivers, exceptions, interpretations or other relief that the CRDA deems necessary for this application.

CLAC 6322711.1