

PROJECT SUMMARY

B&B Parking, Inc. ("Applicant") seeks to obtain preliminary and final major site plan approval and use variance relief to reconfigure the existing paved passenger car parking lot to allow for an 84 space bus parking lot. Applicant proposes to provide bus parking for the N.J. Motorcoach Association and provide a bus driver lounge in the existing office building. The project is located at: 107-107 S. Kentucky Avenue; 105-119, 133-135 and 147-149 Westminster Avenue; 114-124 and 144-148 S. New York Ave.; and more commonly known as Block 51, Lots 3-6, 9-11, 17-31 and 33-34 on the Tax Map of the City of Atlantic City.

The project is located in the Resort Commercial zoning district (RC). Bus parking is not permitted as a principal use but is allowed as an accessory use. This lot will provide bus parking for casino hotels but is not dedicated to anyone property. Since this lot will provide parking to multiple casino hotels, it functions as an accessory lot although technically it is a principal use. Therefore, Applicant requests use variance relief for bus parking as a principal use. Applicant also requests a variance for required number of parking spaces for the office use. The office building is required to have 48 parking spaces including 24 parking spaces for the bus driver lounge/office and 24 parking spaces for the 2nd floor office space. The project will retain the current 14 passenger vehicle spaces and will have 84 bus parking spaces. The bus drivers, of course, do not need parking for their personal vehicles. The balance of the office use has functioned for years with 14 spaces. As such, there is ample parking for the office use. Moreover, if needed, there is parking in close proximity to the property and the property is also close to mass transportation. Applicant also requests any variances, waivers or other relief that the Board deems necessary and/or appropriate.