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September 21, 2018

ALP 001.03

Robert Reid, AICP, PP, Land Use Enforcement Officer
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Re: Tennessee Avenue Beer Garden
Variance Application Submission
133 S. Tennessee Avenue
Applicant: 133 S. Tennessee Avenue, LLC
Block 54, Lots 13 & 15
Atlantic City, Atlantic County, New Jersey

Dear Mr. Reid:

On behalf of the Applicant, 133 S. Tennessee Avenue, LLC, Sciullo Engineering Services, LLC (SE) has prepared the enclosed Variance application for the above referenced project. As you know the majority of the project was approved by Certificate of Land Use Compliance (CLUC) # 2018-01-2318. That application was submitted in December 2017 and approved under the Atlantic City Land Use and Development Regulations §163 of the City code that were in place as the land use controls at the time of that application.

Since that CLUC was issued in February 2018, the Applicant started work and has slightly modified some of the site features. The specific changes made to the project since the aforementioned CLUC was issued, which are reflected on the enclosed plans, are as follows:

1. Added a roof over the exterior bar to enclose it from the weather;
2. Added a roof over the dumpster as required by Atlantic City Health Department;
3. Modified the fence construction from a typical wooded board on board/stockade fence to a custom fence made of a treated plywood core and reclaimed palette lumber façade;
4. Relocation of the dumpster pad closer to Tennessee Avenue by replacing the originally proposed swing gates with rolling gates;
5. Added fence adjacent to the existing building to allow access to existing utility meters by utility company personnel from the public sidewalk;
6. Elimination of a pedestrian gate at the southeastern corner of the site;

7. Elimination of sidewalk wrapping the site in the southeastern corner since access around the entire perimeter is no longer necessary;
8. Added a landscape strip around the outdoor beer garden area;
9. Changed the surface of the outdoor beer garden area from pea gravel to artificial turf.

Since the changes listed above took place after January 2018, we understand your office requires the modifications to be reviewed under the current land use controls in the Tourism District adopted January 2018 described at NJAC 19:66. Two of those changes will require variance relief under the current rules:

1. The outdoor bar enclosure is a structure and will require rear yard setback relief to match the existing non-conforming building setback;
2. The fence added in the front yard around the utility meters requires variance relief since fences are not permitted in front yards.


Please find enclosed the following materials in support the application:

- 1) Site Plan sheet C0101 and Details sheet C1101 prepared by Sciullo Engineering Services, LLC last issued September 10, 2018 (3 sets, 2 sheets);
- 2) CRDA Application Form, complete and endorsed (1 original, 4 copies);
- 3) CRDA 'C' Variance checklist, complete (1 original, 4 copies);
- 4) Escrow Setup Information Form (1 original, 4 copies);
- 5) Application Fee for two variances totaling \$350.00, check no. 7163;
- 6) Review Escrow deposit for two variances totaling \$2,400.00, check no. 7164;
- 7) Compact Disc containing PDF version of submitted materials (2 discs).

Should you have any questions or require additional information, please feel free to contact me at (609) 300-5171 or jsciullo@sciulloengineering.com.

Sincerely,

Sciullo Engineering Services, LLC



Jason T. Sciullo, P.E., P.P.
Principal Engineer

Cc: Mark Callazzo, Applicant
Nick Talvacchia, Esq., Cooper Levenson