

PROPOSED RESIDENTIAL APARTMENT BUILDING

2707 PACIFIC AVENUE
ATLANTIC CITY, NEW JERSEY, 08401

ZONING ANALYSIS

APPLICANT:	SMAC HOTEL, LLC		
SITE LOCATION:	2707 PACIFIC AVENUE, ATLANTIC CITY, NEW JERSEY		
LOT AND BLOCK:	LOT 173 BLOCK 16		
ZONING DISTRICT:	RS-C		
EXISTING USE:	THREE STORY RESIDENTIAL BUILDING - HOTEL (47 UNITS)		
PROPOSED USE:	FOUR STORY RESIDENTIAL BUILDING - APARTMENTS (29 UNITS)		
DESCRIPTION	REQUIRED CRDA ZONE RC	EXISTING CONDITION	PROPOSED CONDITION
HEIGHT (ABV B.F.E.)	300'-0"	±35'-0'	±44'-4"
PRINCIPAL ACCESSORY	35'-0"	-----	-----
SETBACKS			
BUILDING	0 FT UP TO 35'-0" HGT	2'-11" (OVER)	2'-11" (OVER)
FRONT (PACIFIC AVENUE)	20 FT GREATER THAN 35'-0" HGT	4'-2"	4'-2"
SIDE (RIGHT SIDE)	0 FT UP TO 35'-0" HGT	2'	2'
SIDE (LEFT SIDE)	20 FT GREATER THAN 35'-0" HGT	16'-3 1/2'	5'-2 1/2'
REAR	20'-0"		
LOT COVERAGE (RC)	70 %	79.4 %	73.8 %
IMPERVIOUS	80 %	100 %	100 %
MINIMUM LOT REQ			
LOT AREA	7,500 S.F.	6,050 S.F.	6,050 S.F
LOT FRONTAGE (PACIFIC)	50 FT	44'-0"	44'-0"
LOT DEPTH	150 FT	137'-6"	137'-6"
LOT WIDTH	50 FT	44'-0"	44'-0"
FLOOR AREA RATIO:	N/A	-----	-----
OPEN SPACE:	N/A	-----	-----
MAXIMUM DENSITY (DU/ACRE)			
MID-RISE	50 DU/ACRE	N/A	208.62 DU/ACRE
SIGNAGE			
WALL	10 S.F. / FACE	SEE CHART	SEE CHART
PROJECTION	NOT ALLOWED		
PARKING DEMAND		49 CARS	53 CARS
NUMBER OF CARS PARKING		0 CARS PARKING EXISTING	0 CARS PARKING PROPOSED
DEFICIENCY		49 CARS DEFICIENCY	4 CARS DEFICIENCY (53-49)
EXISTING NON CONFORMITY	**		
VARIANCE REQUIRED	*		

PROFESSIONAL CONSULTANT LIST

ARCHITECT AND PLANNER: CRAIG F. DOTHE' RA PP
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LAWYER: BRIAN J. CALLAGHAN
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SURVEYOR: ROBERT J. CATALANO
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PROFESSIONAL PLANNER LICENSE NUMBER: 33LI00160000
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SIGNAGE STATISTICS

SYMBOL	SIZE	SQ FT	STATUS	DESCRIPTION	TYPE
S/1	2'-2" x 4'-0"	8.67 SQFT	REMOVED	WALL SIGN	WALL
S/2	5'-6" x 1'-0"	66.00 SQFT	REMOVED	WALL SIGN	WALL
S/3	2'-5" x 6'-11"	16.72 SQFT	PROPOSED	WALL SIGN	WALL
S/4	7'-7" x 2'-5"	18.32 SQFT	PROPOSED	WALL SIGN	WALL

PARKING DEFICIENCY

EXISTING PARKING STATISTICS		PROPOSED PARKING STATISTICS	
FIRST FLOOR		FIRST FLOOR	
14 HOTEL ROOMS	14 CARS	2 - STUDIO APARTMENTS	3.6 CARS
EMPLOYEES PARKING DEMAND 3 OCC / 1.5	2 CARS	6 - 1 BEDROOM APARTMENTS	10.8 CARS
SECOND FLOOR: 16 HOTEL ROOMS	16 CARS	SECOND AND THIRD FLOOR	
THIRD FLOOR: 17 HOTEL ROOMS	17 CARS	2 - STUDIO APARTMENTS (4 TOTAL APTS)	7.2 CARS
		5 - 1 BEDROOM APARTMENT (10 TOTAL APTS)	18 CARS
		1 - 2 BEDROOM APARTMENT (2 TOTAL APTS)	4 CARS
		FOURTH FLOOR	
		3 - 1 BEDROOM APARTMENTS	5.4 CARS
		2 - 2 BEDROOM APARTMENTS	4 CARS
SUBTOTAL	49 CARS	SUBTOTAL	53 CARS
TOTAL EXISTING PARKING DEMAND	49 CARS	TOTAL PROPOSED PARKING DEMAND	53 CARS
EXISTING PARKING	0 CARS	PROPOSED PARKING	0 CARS
EXISTING DEFICIENCY	49 CARS	PROPOSED TOTAL PARKING DEFICIENCY	53 CARS

PARKING VARIANCE CALCULATION 53 CAR DEFICIENCY - 49 CAR DEFICIENCY = 4 CAR DEFICIENCY

Approved by Resolution # _____	Dated: _____
CRDA PLANNER _____	DATE _____
CRDA ENGINEER _____	DATE _____
CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____	DATE _____
CRDA HEARING OFFICER _____	DATE _____

USEABLE AREA TABULATION

FIRST FLOOR	4,297 SQFT
SECOND FLOOR	4,394 SQFT
THIRD FLOOR	4,394 SQFT
ROOF TOP	3,705 SQFT
TOTAL	16,790 SQFT

UNIT TABULATION

FIRST FLOOR	8 UNITS
SECOND FLOOR	8 UNITS
THIRD FLOOR	8 UNITS
ROOF TOP	5 UNITS
TOTAL	29 UNITS

GENERAL NOTES:

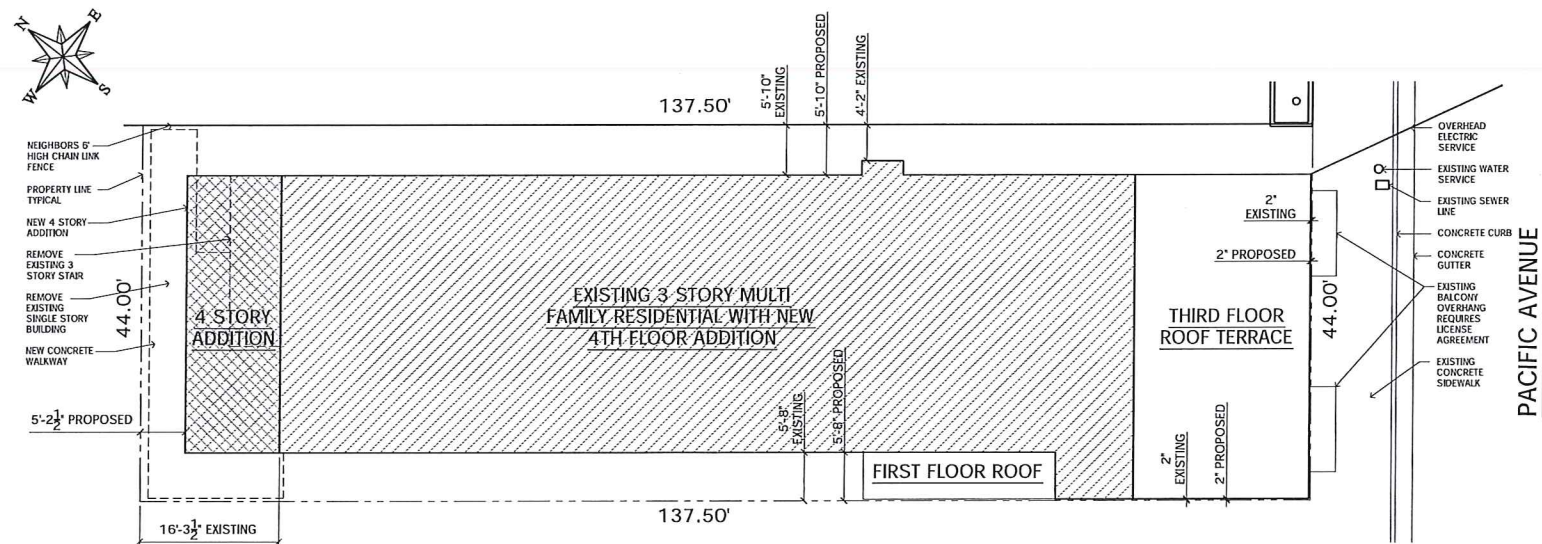
1. PRIOR TO PERFORMING ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY, THE APPLICANT MUST OBTAIN A STREET OPENING PERMIT FROM THE CITY ENGINEER'S OFFICE.
2. ANY BROKEN SIDEWALK, GRANITE / CONCRETE CURBING AND GUTTERS ALONG THE PROPERTY FRONTAGES MUST BE REPLACED.
3. INFORMATION FOR THIS SITE PLAN WAS OBTAINED FROM A SURVEY DATED 04-13-21 BY ROBERT J. CATALANO & ASSOCIATES
4. PROPOSED APPLICATION INCLUDES A REQUEST FROM THE APPLICANT FOR A POSITIVE RECOMMENDATION FROM THE BOARD TO THE GOVERNING BODY FOR A LICENSING AGREEMENT FOR ANY AND ALL DEVELOPMENT OVER THE PUBLIC RIGHT OF WAY SHOWN ON THE ZONING APPLICATION DRAWINGS

DRAWING LIST

- Z-0 SITE PLAN / ZONING ANALYSIS / SIGNAGE CHART
- Z-1 200'-0 LIST / ZONING MAP / 200' RADIUS MAP
- Z-2 PROPOSED FLOOR PLANS
- Z-3 PROPOSED FLOOR PLANS
- Z-4 PROPOSED EXTERIOR ELEVATIONS
- Z-5 EXISTING FLOOR PLANS AND IMAGES
- Z-6 EXISTING BUILDING ELEVATIONS

UNIT AREA TABULATION

FIRST FLOOR	
UNIT-1	435 SF
UNIT-2	353 SF
UNIT-3	271 SF
UNIT-4	459 SF
UNIT-5	434 SF
UNIT-6	353 SF
UNIT-7	271 SF
UNIT-8	445 SF
SUBTOTAL	3,021 SF
SECOND FLOOR	
UNIT-1	445 SF
UNIT-2	364 SF
UNIT-3	279 SF
UNIT-4	507 SF
UNIT-5	445 SF
UNIT-6	364 SF
UNIT-7	279 SF
UNIT-8	650 SF
SUBTOTAL	3,333 SF
THIRD FLOOR	
UNIT-1	445 SF
UNIT-2	364 SF
UNIT-3	279 SF
UNIT-4	507 SF
UNIT-5	445 SF
UNIT-6	364 SF
UNIT-7	279 SF
UNIT-8	650 SF
SUBTOTAL	3,333 SF
PENTHOUSE	
UNIT-1	427 SF
UNIT-2	679 SF
UNIT-3	496 SF
UNIT-4	427 SF
UNIT-5	679 SF
SUBTOTAL	2,708 SF
TOTAL LEASABLE SPACE	12,395 SF



SITE PLAN

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

Craig F. Dothe' Architect LLC
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CHANGE OF USE AND ADDITION TO THE EXISTING
BUILDING LOCATED AT 2707 PACIFIC AVENUE
ATLANTIC CITY, NEW JERSEY 08401

Scale: AS NOTED
Project No.: 1227 C
Drawn by: CFP
Date: 06-17-22

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