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October 6, 2022
VIA HAND DELIVERY

Robert L. Reid, AICP, PP
Land Use Regulation Enforcement Officer
Casino Reinvestment Development Authority
Division of Land Use and Regulatory Enforcement
15 S. Pennsylvania Avenue
Atlantic City, NJ 08401

Re: Preliminary and Final Site Plan and “C” Variance Application of 155 S. Tennessee QOZB LLC– 155 & 159 S. Tennessee Avenue, Atlantic City, New Jersey a/k/a Block 54, Lots 16 & 17

Dear Mr. Reid:

This office represents 155 S. Tennessee QOZB LLC (the “Applicant”) in connection with the above-captioned application to the Casino Reinvestment Development Authority Division of Land Use and Regulatory Enforcement (the “CRDA”), for preliminary and final site plan approval, along with certain “c” variance relief, in order to redevelop the existing parcel (Block 54, Lots 16 & 17) with a new mixed-use development to be known as the “Surf Lodge”. The proposed redevelopment will contain approximately 983 square feet of retail space on the ground floor, and 12 one-bedroom apartments on the second through fifth floors of the proposed, new building.

Block 54, Lot 16 (also known as 155 S. Tennessee Avenue) is a vacant lot that was formerly occupied by the “Memphis Belle” rooming house. Block 54, Lot 17 (also known as 159 S. Tennessee Avenue) contains a two-story rooming house that is proposed to be removed as part of the proposed redevelopment. Both properties are commonly owned by the Applicant.¹

The proposed mixed-use development is a permitted use in the RC-Resort Commercial Zone. In addition to preliminary and final site plan approval, the applicant is seeking “c” variance relief related to the following proposed conditions, which primarily result from the existing, undersized nature of the parcel: minimum lot area (7,500 square feet required, and 2,500 square feet existing and proposed); minimum lot depth (150 feet required, and 50 feet existing and proposed); maximum building coverage (70% maximum, 69% existing and 90% proposed); maximum impervious coverage (80% maximum, 32% existing and 98% proposed); minimum front yard setback (20’ required, 0 feet existing and proposed); minimum side yard setback (20’ required, 0 feet existing and proposed); minimum rear yard setback (20’ required, 0 feet existing and 5 feet proposed); and minimum onsite parking (25 spaces required, existing grandfathered shortfall of 18 spaces, and 0 onsite spaces proposed).

¹ Block 54, Lot 16 is owned by 155 S. Tennessee QOZB LLC, as evidenced by the enclosed Deed. Block 54, Lot 17 is owned by 161 S. Tennessee LLC, which is under the same common ownership as 155 S. Tennessee QOZB LLC. Zenith Shah and Evan Sanchez are the individual members/owners of both entities.



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Justification will be provided on the record at the hearing on this application with respect to the variance relief requested, including but not limited to the proposed onsite parking condition.

In support of the enclosed application, please find the following:

1. Original and 4 copies of the completed, signed and notarized Land Use Application;
2. 5 copies of the Minor Site Plan Checklist;
3. 5 copies of the "C" Variance Checklist;
4. 5 copies of the Certified Property Owners List with respect to the subject property dated August 10, 2022;
5. 5 copies of the Deed for 155 S. Tennessee Avenue dated June 14, 2022 and recorded August 11, 2022 with the Atlantic County Clerk's Office;
6. 5 signed and sealed copies of the site plans prepared by Sciallo Engineering Services, LLC dated October 5, 2022 (3 sheets);
7. 5 signed and sealed copies of the architectural elevations and floor plans prepared by William McLees Architecture dated October 5, 2022 (6 sheets);
8. 5 copies each of two color photographs showing existing site conditions at the property;
9. One USB/flash drive containing an electronic copy of each of the documents detailed above;
10. One copy each of the Certification of Paid Taxes for Block 54, Lots 16 & 17;
11. One copy of the Applicant's W-9; and
12. Two checks made payable to CRDA in the following amounts: \$1350 for the application fee and \$5680 for the required escrow deposit (preliminary and final site plan under 10,000 square feet, and 8 "c" variances).

Lastly, please note that copies of the application package, including the plans and photographs detailed above, are being hand delivered today to the Atlantic City Planning Department and the Atlantic City Engineering Department.



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Please do not hesitate to contact me should you have any questions or if you require any further information concerning the enclosed application. Thank you very much for your kind attention.

Very truly yours,

DLA Piper LLP (US)

A handwritten signature in blue ink, appearing to read 'Mike Peacock'.

Mike Peacock

cc: Atlantic City Planning Department (Via Hand Delivery with enclosures)
Atlantic City Engineering Department (Via Hand Delivery with enclosures)
Client (Via Email)