

STEAKOUTS: OFF THE BOARDS RESTAURANT

147 S. TEXAS AVENUE
ATLANTIC CITY, NEW JERSEY, 08401

Approved by Resolution # _____ Dated: _____

CRDA PLANNER _____ DATE _____

CRDA ENGINEER _____ DATE _____

CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____ DATE _____

CRDA HEARING OFFICER _____ DATE _____

DRAWING LIST

- Z-1 SITE PLAN / ZONING ANALYSIS / SIGNAGE CHART
- Z-2 200'-0 LIST / ZONING MAP / 200' RADIUS MAP
- Z-3 PROPOSED FLOOR PLANS
- Z-4 PROPOSED FLOOR PLANS
- Z-5 PROPOSED EXTERIOR ELEVATIONS
- Z-6 EXISTING FLOOR PLANS AND IMAGES
- Z-7 EXISTING BUILDING ELEVATIONS

ZONING ANALYSIS

APPLICANT:	AMOR REAL ESTATE HOLDING, LLC		
SITE LOCATION:	147 S. TEXAS AVENUE, ATLANTIC CITY, NEW JERSEY		
LOT AND BLOCK:	LOT 25 BLOCK 36		
ZONING DISTRICT:	RS-C		
EXISTING USE:	THREE STORY BUILDING - BUSINESS USE: (FIRST FLOOR) - 2 UNIT RESIDENTIAL ABOVE *		
PROPOSED USE:	THREE STORY WITH MEZZANINE BUILDING - BUSINESS: (FIRST FLOOR) - 3 UNIT RESIDENTIAL ABOVE INCLUDING OPEN DECKS AND ROOF TOP DECKS *		
DESCRIPTION	REQUIRED CRDA ZONE RC	EXISTING CONDITION	PROPOSED CONDITION
HEIGHT (ABV B.F.E.)			
PRINCIPAL	300'-0"	± 27'-8"	34'-7"
ACCESSORY	35'-0"	-----	-----
SETBACKS			
BUILDING			
FRONT (TEXAS AVENUE)	0 FT UP TO 35'-0" HGT	2'-1 1/2" (OVER) **	2'-1 1/2" (OVER) *
	20 FT GREATER THAN 35'-0" HGT		
FRONT (CHARLES CT)	0 FT UP TO 35'-0" HGT	.74'	.74'
	20 FT GREATER THAN 35'-0" HGT		
SIDE (SOUTH - BEACH SIDE)	0 FT UP TO 35'-0" HGT	21'-11 1/8"	3'-0 5/8"
	20 FT GREATER THAN 35'-0" HGT		
REAR	20'-0"	8'-2 1/4"	3'-9 3/4"
		**	*
AWNING (TEXAS)	-----	N/A	3'-7 1/2" (OVER)
(CHARLES CT)	-----	N/A	9 1/8" (OVER)
			*
LOT COVERAGE (RC)			
BUILDING	70 %	48.2 %	90.2 %
IMPERVIOUS	80 %	100 %	100 %
		**	*
MINIMUM LOT REQ			
LOT AREA	7,500 S.F.	2,730 S.F.	2,730 S.F
LOT FRONTAGE (TEXAS)	50 FT	42'-0"	42'-0"
LOT DEPTH	150 FT	65'-0"	65'-0"
LOT WIDTH	50 FT	42'-0"	42'-0"
		**	*
FLOOR AREA RATIO:	N/A	-----	-----
OPEN SPACE:	N/A	-----	-----
MAXIMUM DENSITY (DU/ACRE)			
MID-RISE	50 DU/ACRE	N/A	N/A
HIGH-RISE	75 DU/ACRE	N/A	N/A
SIGNAGE			
WALL	10 S.F. / FACE	SEE CHART	SEE CHART
PROJECTION	NOT ALLOWED	**	*
PARKING DEMAND		7.8 CARS	11.8 CARS
NUMBER OF CARS PARKING		0 CARS PARKING EXISTING	2 CARS PARKING PROPOSED
DEFICIENCY		8 CARS DEFICIENCY	10 CARS DEFICIENCY *
EXISTING NON CONFORMITY **			
VARIANCE REQUIRED *			

PROFESSIONAL CONSULTANT LIST

ARCHITECT AND PLANNER: CRAIG F. DOTHE' RA PP
PROFESSIONAL ARCHITECT LICENSE NUMBER: 21AI0096400
PROFESSIONAL PLANNER LICENSE NUMBER: 33LI00368200
33 NORTH BRIGHTON AVENUE, ATLANTIC CITY, NJ 08401
PHONE: 609-348-2236

LAWYER: BRIAN J. CALLAGHAN
PROFESSIONAL ATTORNEY ID NUMBER: 011861979
CALLAGHAN THOMPSON & THOMPSON, P.A.
ATTORNEYS AT LAW
419 W. WHITE HORSE PIKE, EHT, NJ
PHONE: 609-348-5300

SURVEYOR: ROBERT J. CATALANO
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER: 24GS01861200
PROFESSIONAL PLANNER LICENSE NUMBER: 33LI00160000
3325 ATLANTIC AVENUE ATLANTIC CITY, NJ, 08401
PHONE: 609-345-1887

PARKING DEFICIENCY

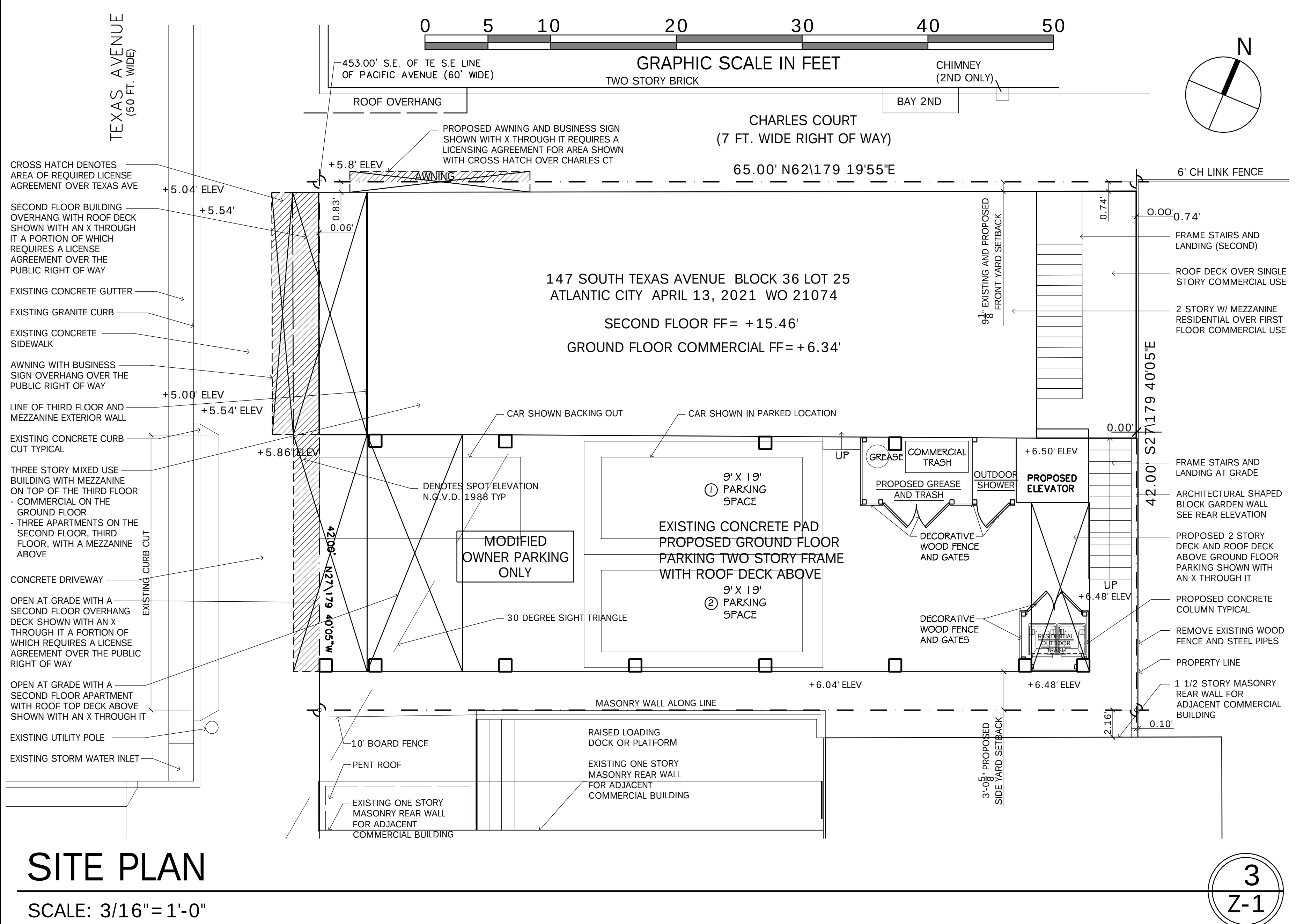
EXISTING PARKING STATISTICS		PROPOSED PARKING STATISTICS	
FIRST FLOOR MERC (PERSONAL SERVICE) 1096 SF / 400 SF	3 CARS	FIRST FLOOR MERC (RESTAURANT) 566.96 SF / 150 SF	4 CARS
EMPLOYEES PARKING DEMAND 1 OCC / 1.5	1 CARS	EMPLOYEES PARKING DEMAND 2 OCC / 1.5	1.3 CARS
SECOND FLOOR 2 BEDROOM (APT 1)	2 CARS	SECOND FLOOR 2 BEDROOM 2 BEDROOM	2 CARS 2 CARS
THIRD FLOOR 1 BEDROOM (APT 2)	1.8 CARS	THIRD FLOOR (OWNERS "SINGLE FAMILY" UNIT) 4 BEDROOM	2.5 CARS
SUBTOTAL	7.8 CARS	SUBTOTAL	11.8 CARS
TOTAL EXISTING PARKING DEMAND	7.8 CARS	TOTAL PROPOSED PARKING DEMAND	11.8 CARS
EXISTING PARKING	0 CARS	PROPOSED PARKING (OWNER PARKING ONLY)	2 CARS
EXISTING DEFICIENCY (ROUND UP)	8 CARS	PROPOSED TOTAL PARKING DEFICIENCY (ROUND UP)	10 CARS
PARKING VARIANCE CALCULATION 10 CAR DEFICIENCY - 8 CAR DEFICIENCY = 2 CAR DEFICIENCY			

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

BUILDING AREAS

EXISTING S.F. STATISTICS	
FIRST FLOOR (MERCANTILE) PERSONAL SERVICE	1096 S.F.
SECOND FLOOR APARTMENT 1	966.2 S.F.
THIRD FLOOR APARTMENT 2	630.6 S.F.
TOTAL BUILDING AREA	2692.2 S.F.
PROPOSED S.F. STATISTICS	
FIRST FLOOR (MERCANTILE) RESTAURANT SEATING KITCHEN	566.96 S.F. 528.4 S.F.
SECOND FLOOR MODIFIED APARTMENT 1 PROPOSED APARTMENT 2	902.97 S.F. 1000.3 S.F.
THIRD FLOOR PROPOSED APARTMENT 3	1777.5 S.F.
MEZZANINE PROPOSED APARTMENT 3	674.1 S.F.
TOTAL BUILDING AREA	5450.23 S.F.

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Consultant

Craig F. Dothé Architect LLC.
ARCHITECTS & PLANNERS
33 N. Brighton Ave.
Atlantic City, NJ 08401
(609) 348-2235
(609) 348-0118 Fax

Signature	Date	Registration #
	07-05-22	AI 09640

RECONSTRUCTION AND EXPANSION OF
THE EXISTING MIXED USE BUILDING
147 S TEXAS AVENUE
ATLANTIC CITY, NEW JERSEY 08401

Scale:
AS NOTED

Project No.:	2021-20
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Drawn by: MAB

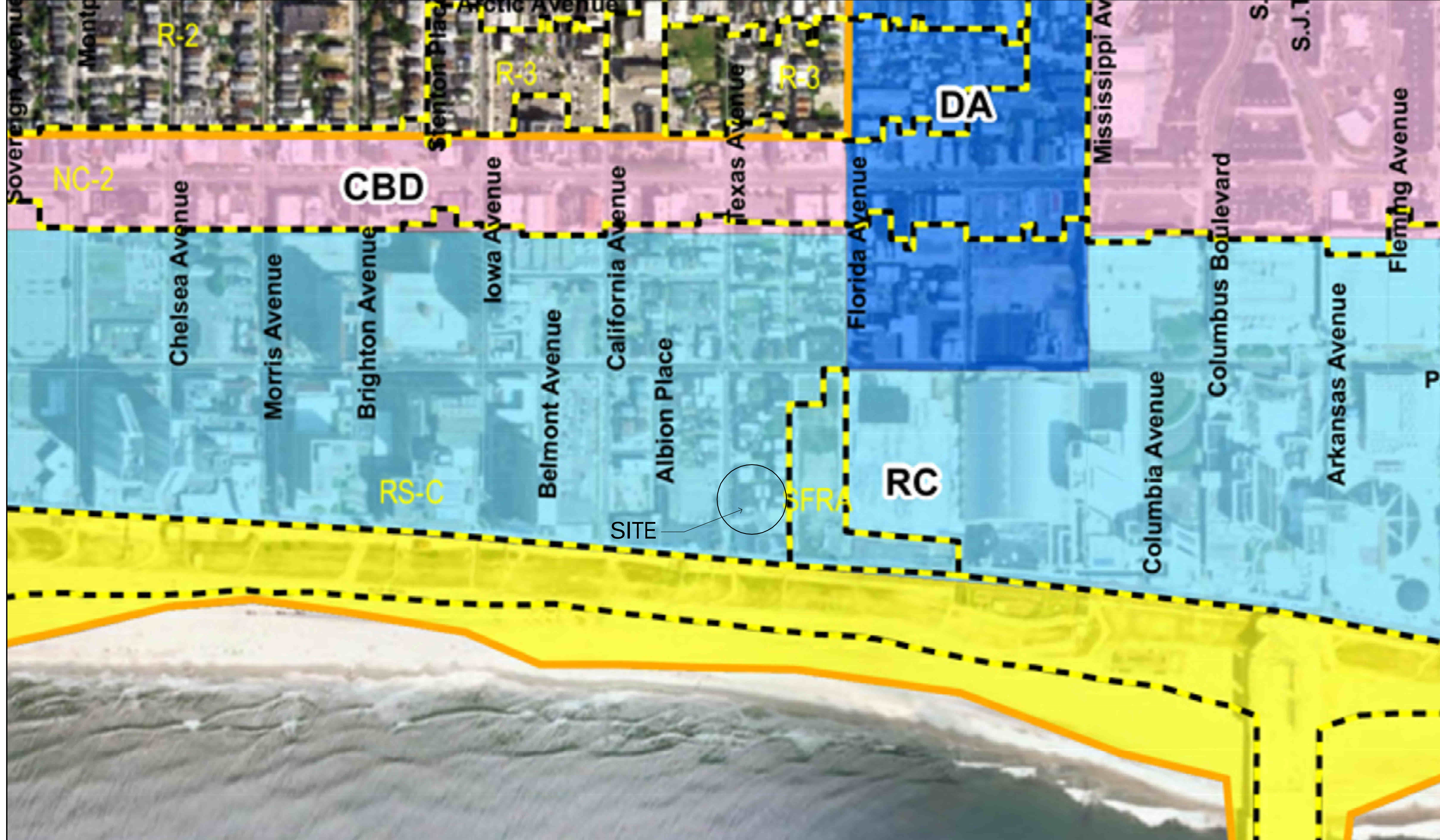
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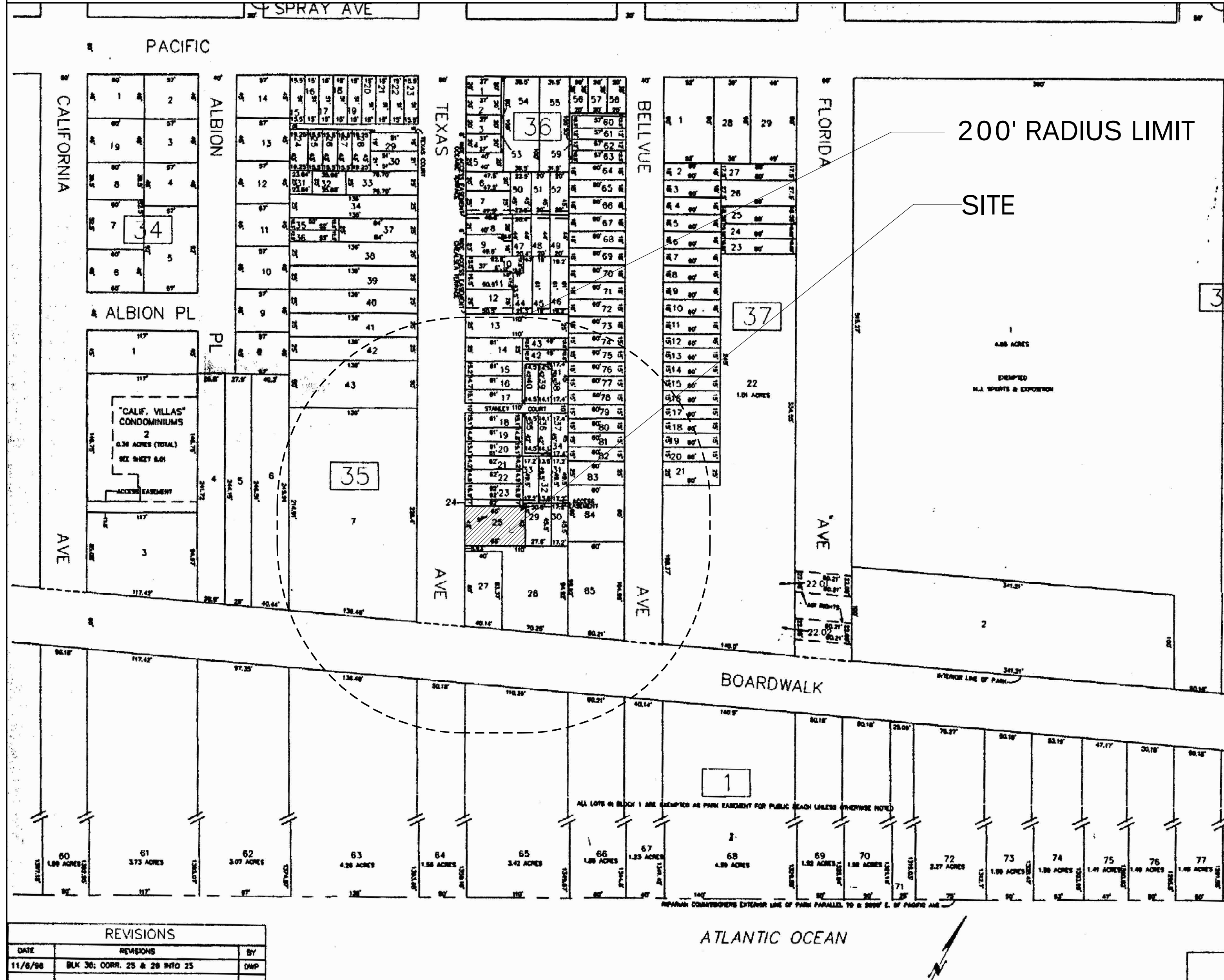
LIST OF PROPERTY OWNERS WITHIN 200'-0" RADIUS

City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	Randall, Paul 8103 Silgo Creek Pkwy Takoma Park, MD 20912
City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	Amor Real Estate Holding LLC 200 W. Essex Ave Sewell, NJ 08080	140 S. Bellevue Ave LLC 527 Cedar Ave Richland, NJ 08350.2440
City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	Chouequet, Allegra 7907 Bayshore Drive Margate, NJ 08402	Miller, Christopher 318 Deer Dr Langhorne, PA 19047
City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	Schiff, Robert & Abraham 1004 New Road Northfield, NJ 08225	City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401
City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	Schiff, Robert & Abraham 1004 New Road Northfield, NJ 08225.1834	City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401
Alpha Mar, Inc 1418 New Road, P.O. Box 226 Northfield, NJ 08225	Schiff, Robert & Abraham 1004 New Road Northfield, NJ 08401	Hong, Lina 17 S. Bellevue Ave Atlantic City, NJ 08401
Alpha Mar, Inc 1418 New Road, P.O. Box 226 Northfield, NJ 08225	Pjire LLC 510 Buckstone Dr Southampton, PA 18966	Hong, Lina 17 S. Bellevue Ave Atlantic City, NJ 08401
Huynh, Phillip Phuocthanh 18925 Minnetonka Blvd Deephaven, MN 55391	Oakley, Heidi 2201 Madison SQ Philadelphia, PA 19146	H & Y Construction Inc 17 S. Bellevue Ave Atlantic City, NJ 08401
Cors, Kellie 116 S. Texas Ave Atlantic City, NJ 08401	Amorates, Nicholas & Roseann 200 W. Essex Ave Sewell, NJ 08080	Schiff Enterprises 1004 New Road Northfield, NJ 08225
Alpha Mar, Inc 1418 New Road Northfield, NJ 08225	City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	Schiff, Robert & Abraham 1004 New Road Northfield, NJ 08225
Kazantzis, Theodore & Stephanie 2315 E. York Street Philadelphia, PA 19125	Seguritan, Cesar & Teresita 7 Fingal St. Staten Island, NY 10312	Devlin Family LLC c/o Devlin Hotels 6690 Black Horse Pike Egg Harbor Twp, NJ 08234
Anderson, Leonard III Etal 18 Long Bow Drive Sewell, NJ 08080	Gonzalez, Brenda Davalos 3 Stanley Ct Atlantic City, NJ 08401	Boardwalk Florida Enterprises 200 Dryden Rd #2000 Dresher, PA 19025
Seguritan, Cesar & Teresita 7 Fingal St. Staten Island, NY 10312	Jordan, Cooper 5 Stanley Ct Atlantic City, NJ 08401	Boardwalk Florida Enterprises 200 Dryden Rd #2000 Dresher, PA 19025
Castle One Inc. 1215 Old Zion Rd Egg Harbor Twp, NJ 08234	Pappas, Maria & George 3 E. Lodges Ln Balacynwyd, PA 19004	Boardwalk Florida Enterprises 200 Dryden Rd #2000 Dresher, PA 19025
Mitchel, Deborah Kay 1215 Old Zion Rd Egg Harbor Township, NJ 08223	Catrickes, Sarantoula 107 S. Amherst Ave Ventnor, NJ 08406	Boardwalk Florida Enterprises 200 Dryden Rd #2000 Dresher, PA 19025
Chan, Stephanie & James 201 Cotter Ave Staten Island, NY 10306	R House Property Management LLC 315 Mechanic St. Cape May Court House, NJ 08210	Boardwalk Florida Enterprises c/o 200 Whitmer Rd S 200 Horsham, PA 19044
Seguritan, Cesar & Teresita 7 Fingal St. Staten Island, NY 10312	City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	Boardwalk Florida Enterprises 200 Dryden Rd #2000 Dresher, PA 19025
Gengaro, Pasquale 1055 Bay Ave Tom's River, NJ 08753	Randall, Paul 8103 Silgo Creek Pkwy Takoma Park, MD 20912	Boardwalk Florida Enterprises 200 Dryden Rd #2000 Dresher, PA 19025
Reardon, Sean 141 S. Texas Ave Atlantic City, NJ 08401	Randall, Paul 8103 Silgo Creek Pkwy Takoma Park, MD 20912	Boardwalk Florida Enterprises 200 Dryden Rd #2000 Dresher, PA 19025
Demarco, Robert & Carol Ann 205 Marsden Ave Egg Harbor Township, NJ 08234	Chinaamerican Realty Inc 142-10 Roosevelt Ave 106 Flushing, NY 11354	Boardwalk Florida Enterprises 200 Dryden Rd #2000 Dresher, PA 19025
145 South Texas LLC 510 Buckstone Dr Southampton, PA 18966	Leo, Robert 90-38 51st Ave Elmhurst, NY 11373	

ZONING & TOURISM DISTRICT MAP



SITE LOCATION & 200' RADIUS MAP



Atlantic City Municipal Utilities
Authority
Attn: Garth Moyle, Deputy Director -
(609) 345-3315
P.O. Box 117 @
401 N. Virginia Avenue
Atlantic City, New Jersey 08404-0117
gmoyle@acmua.org

Atlantic City Sewerage Company
Attn: Walter Miller - 609-345-0131
1200 Atlantic Avenue, Suite 300
Atlantic City, New Jersey 08401
bbruckler@acsewerage.com

Atlantic County Utilities Authority
P.O. Box 996
Pleasantville, New Jersey 08232-0996

Atlantic City Electric
Attn: Mr. Gregory Brubaker, PE
2542 Fire Road
Egg Harbor Township, New Jersey
08234

South Jersey Gas Company
Atlantic Division
Attn: Jim Brun - (609) 645-2690 ext.
6313
111 N. Franklin Boulevard
Pleasantville, New Jersey 08232-0996

Date	
# Revisions	

Consultant	

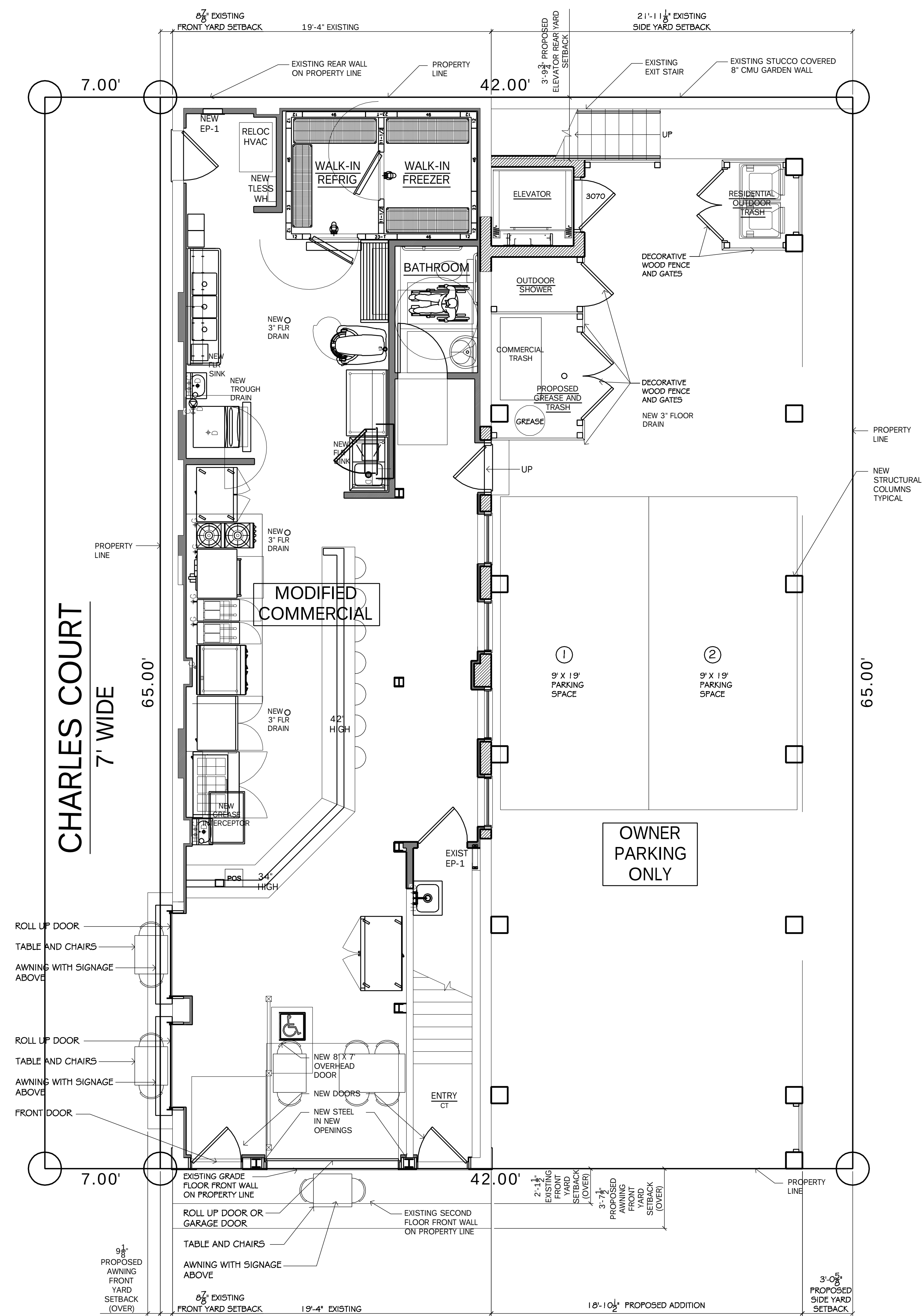
Craig F. Dohé Architect LLC.
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Stamp	
Date	02-05-22
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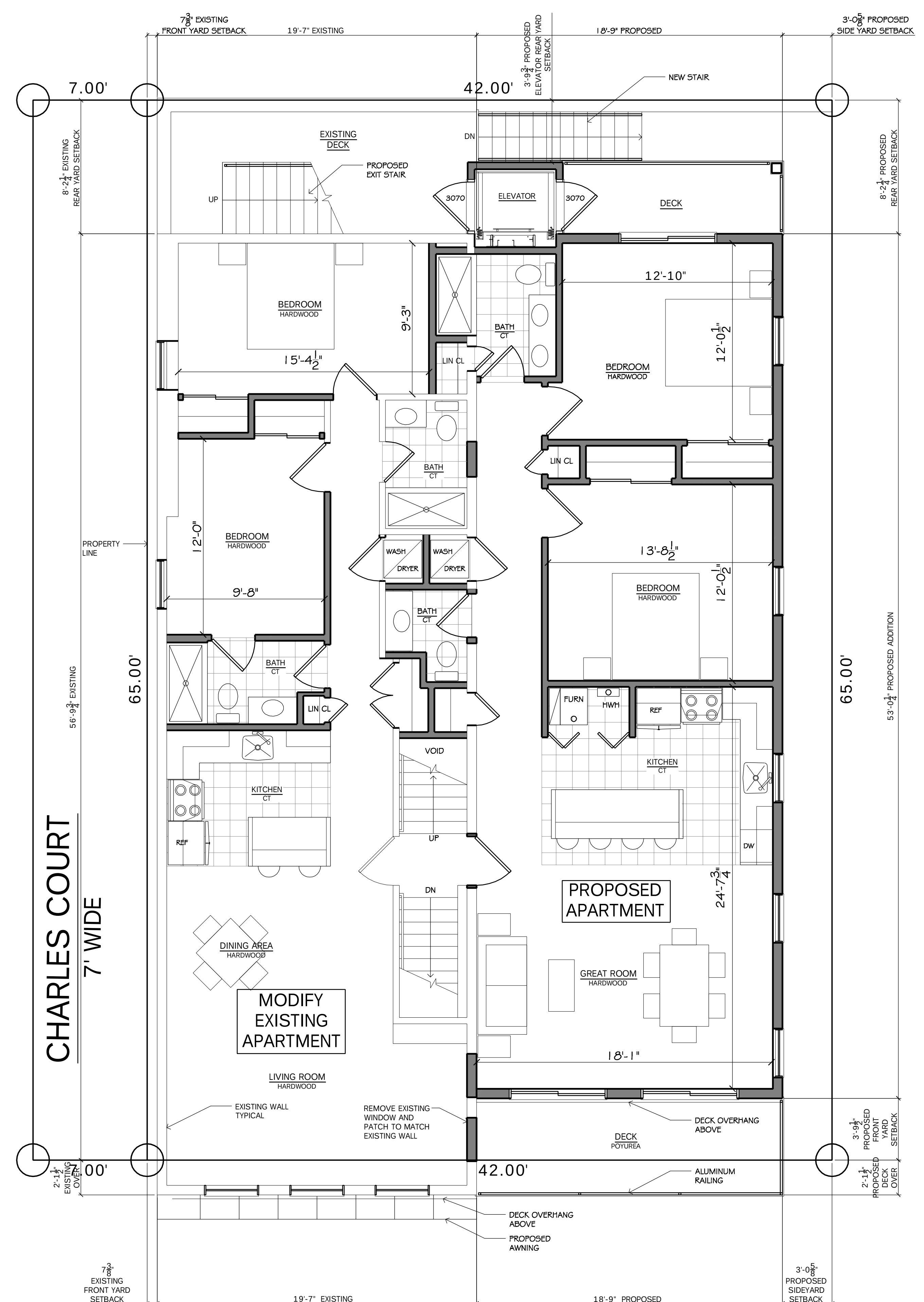
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Z-2



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



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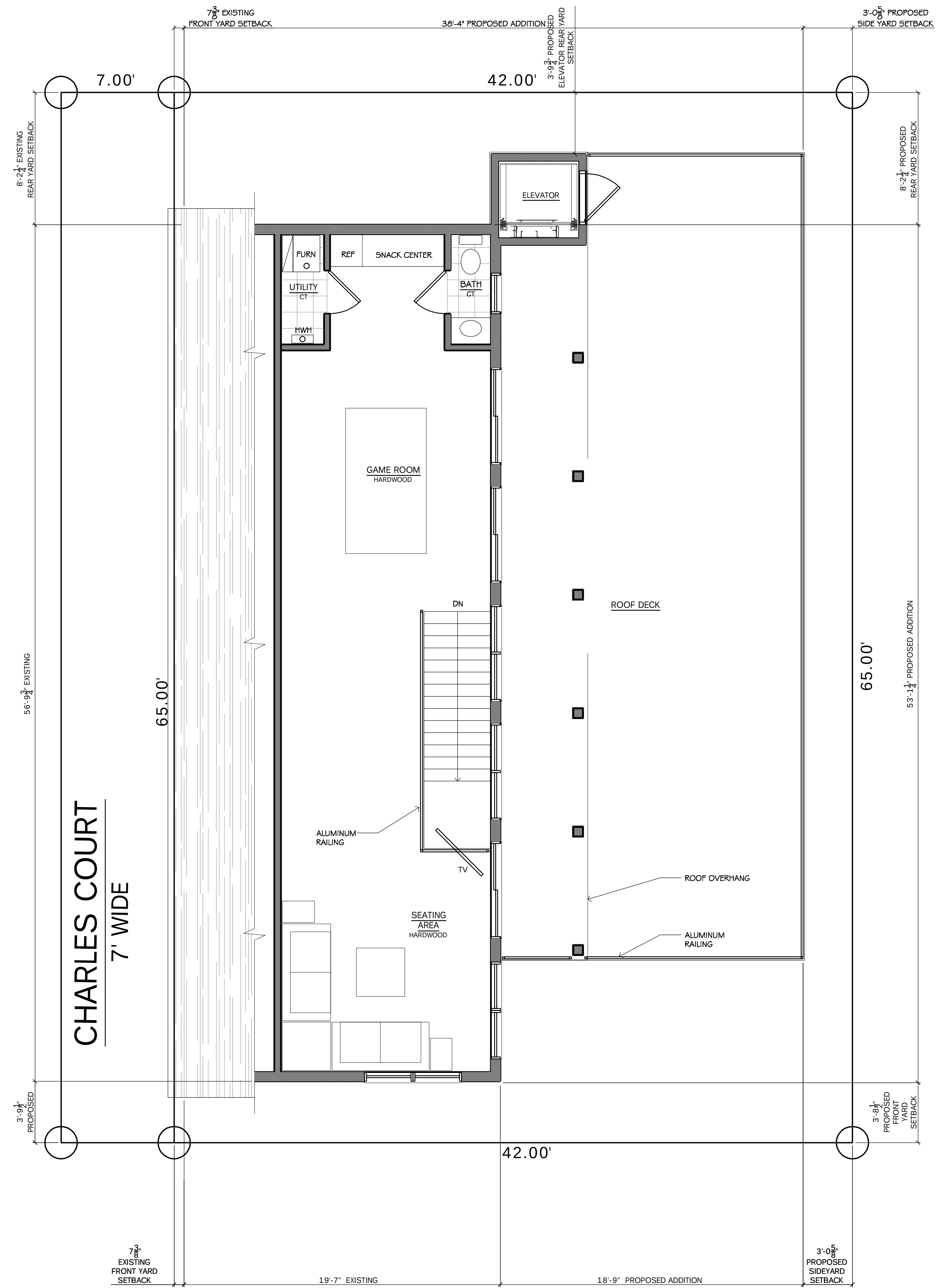
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Drawn by: CFD

Date: 02-18-22

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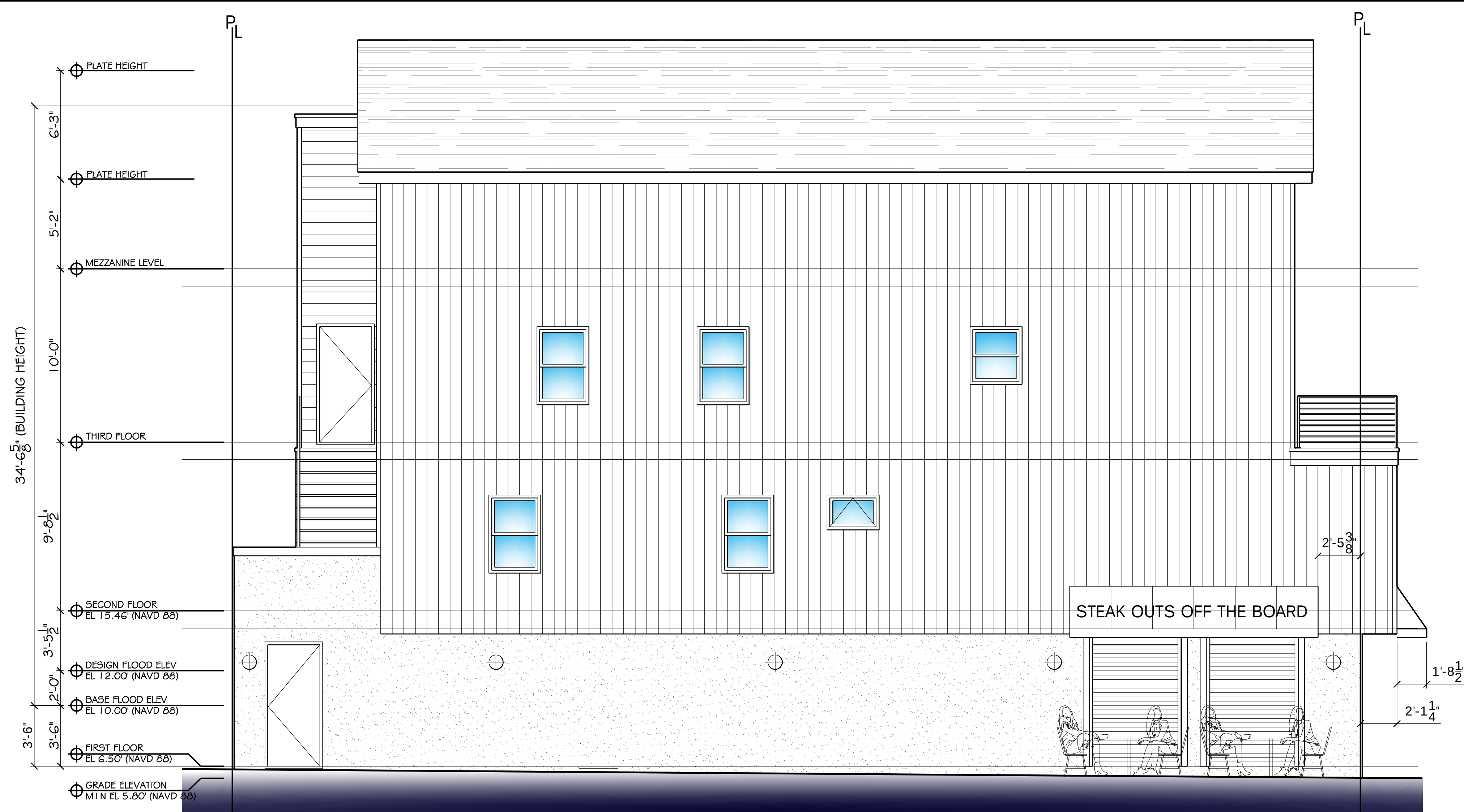


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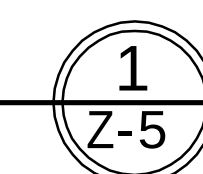
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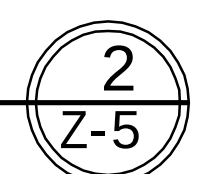
FRONT ELEVATION (CHARLES COURT)

SCALE: 1/4" = 1'-0"



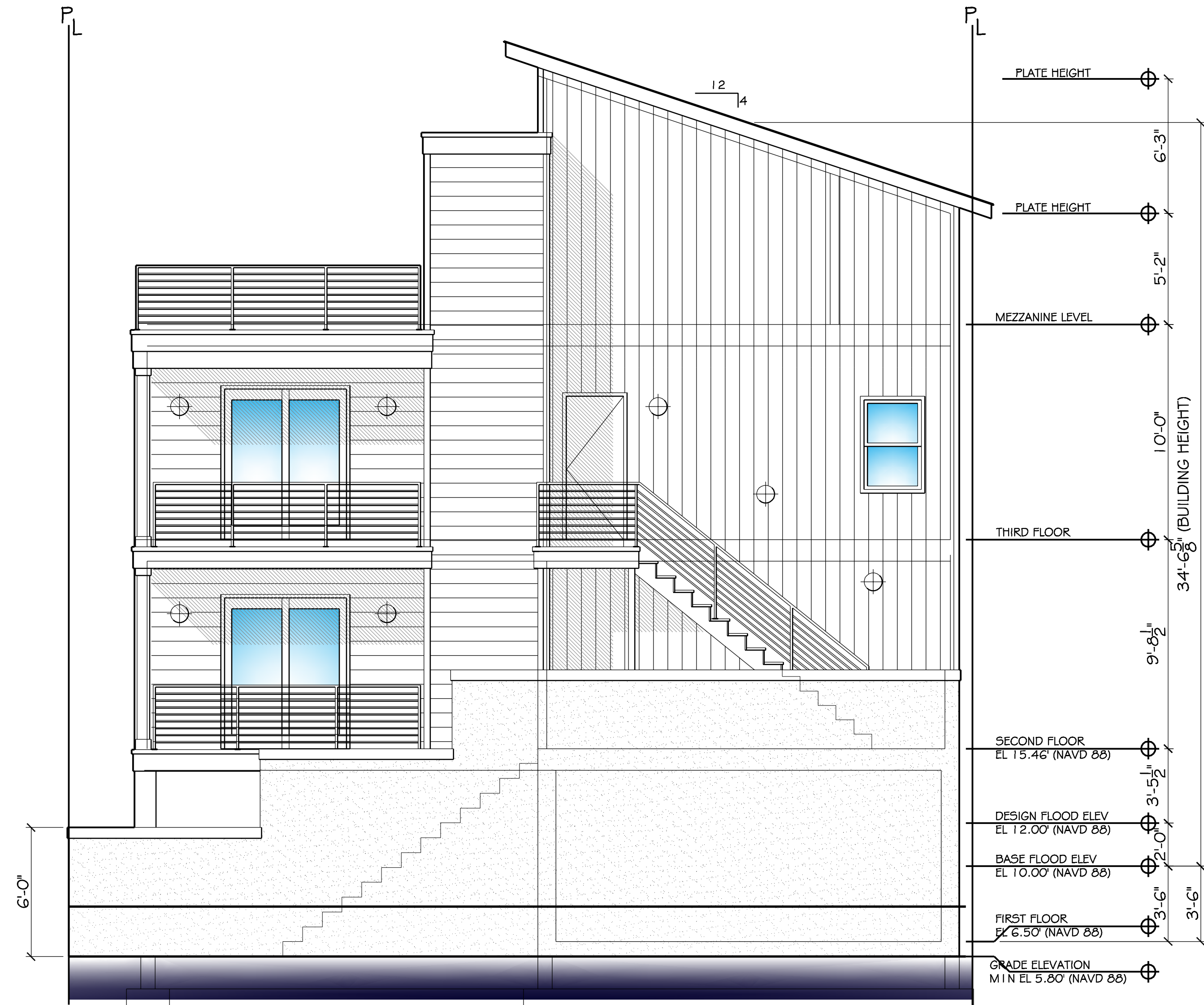
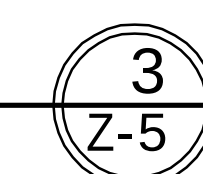
FRONT ELEVATION (TEXAS AVENUE)

SCALE: 1/4" = 1'-0"



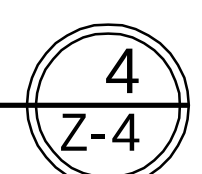
SIDE ELEVATION (BEACH SIDE)

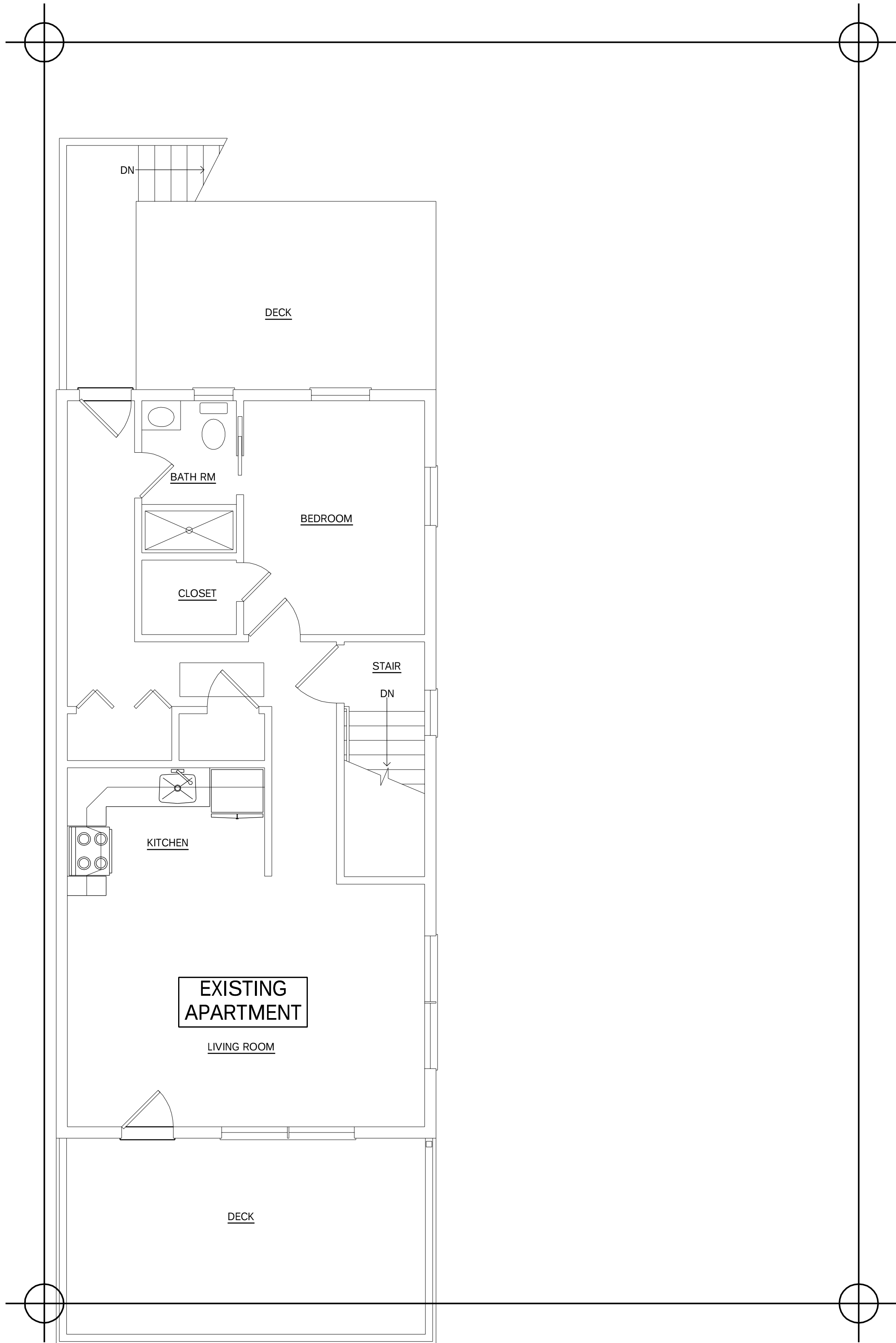
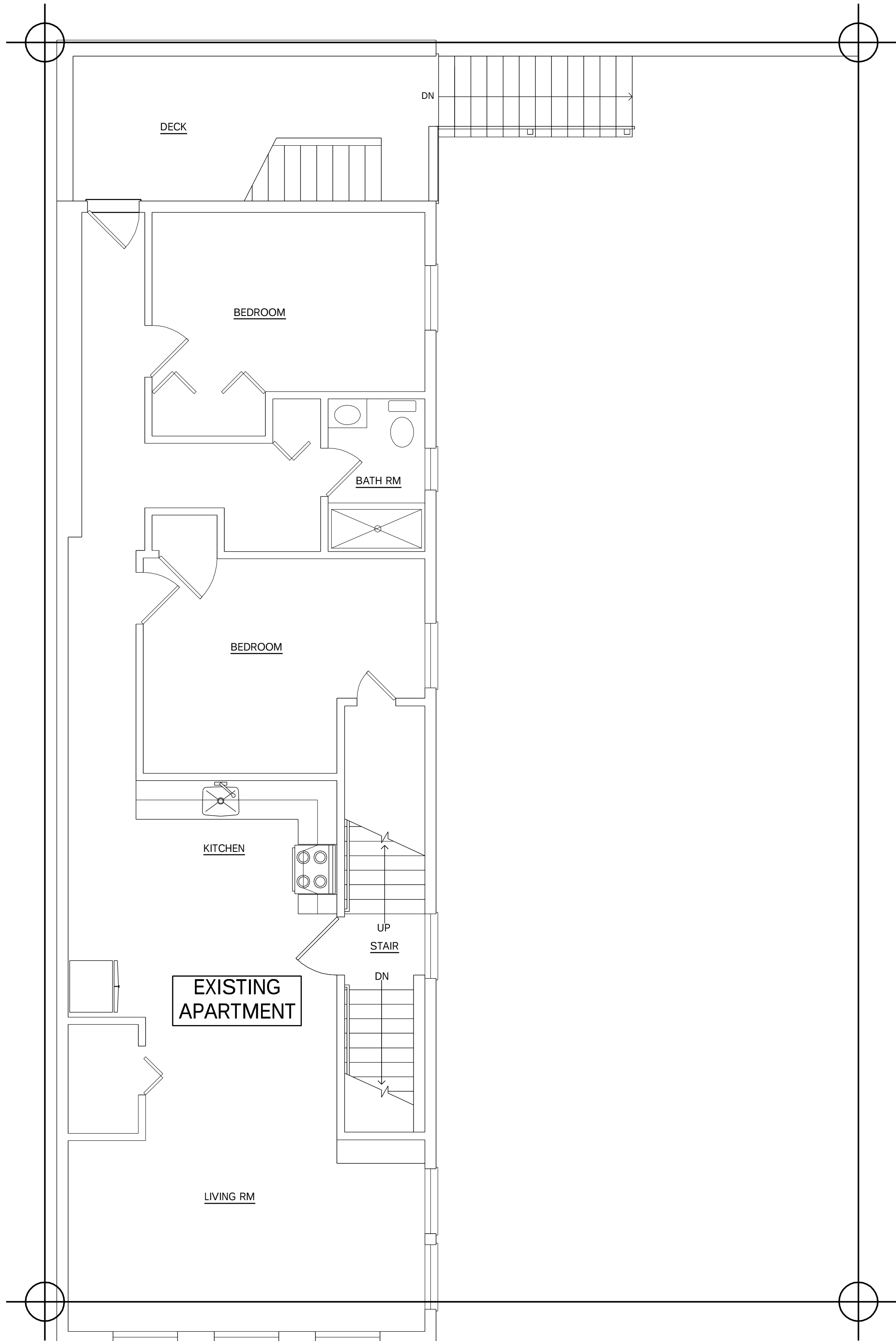
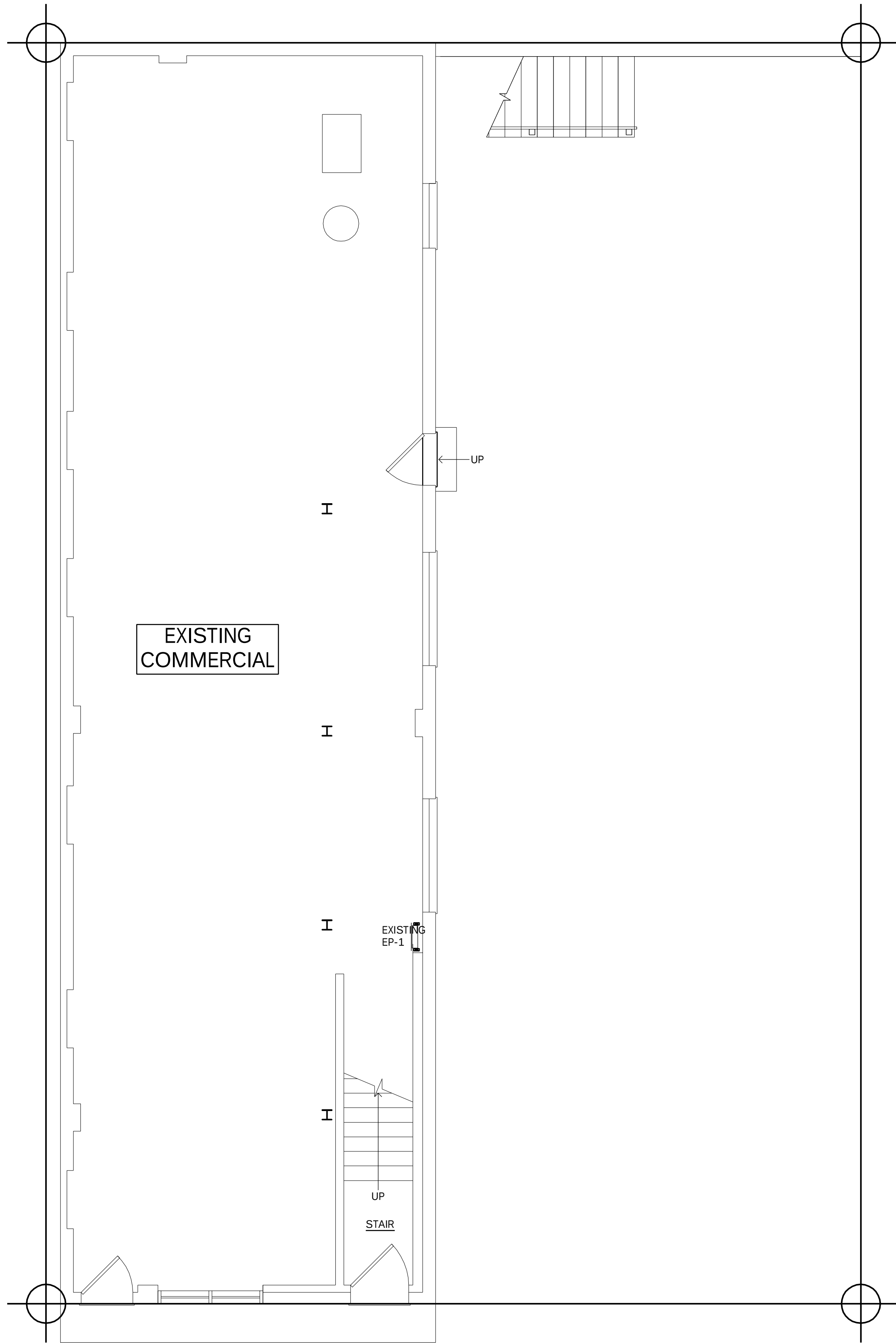
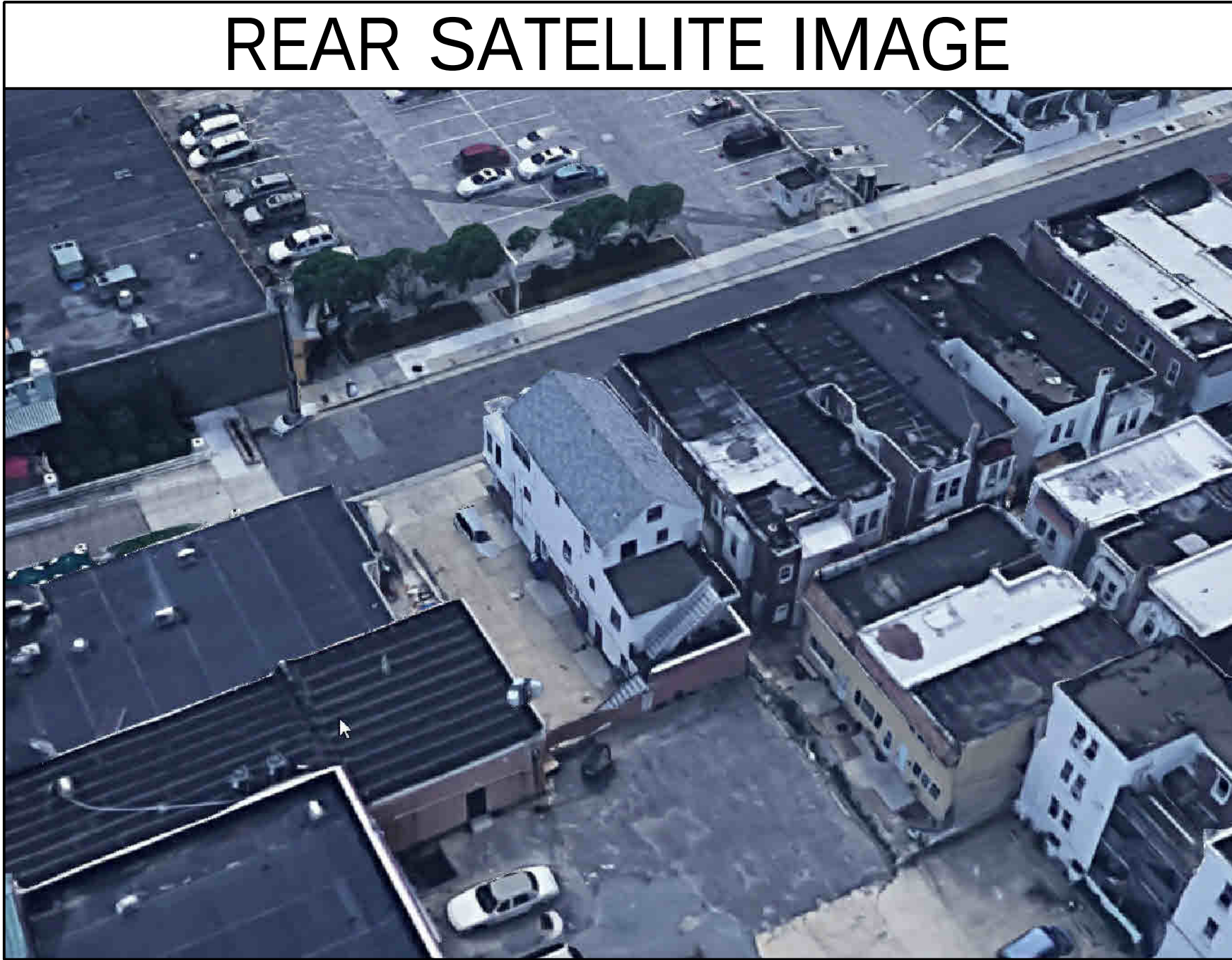
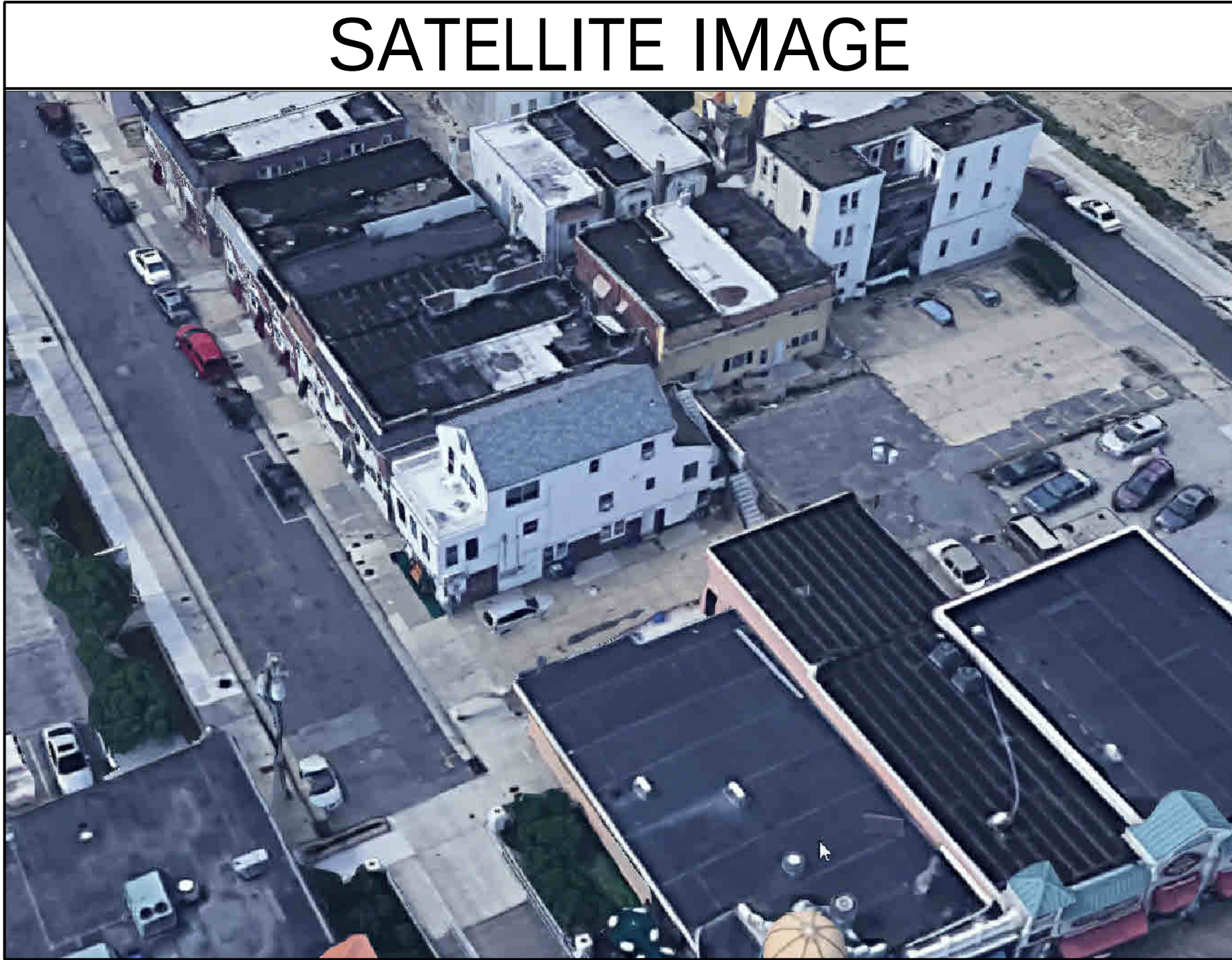
SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"





EXISTING FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

1
Z-6

EXISTING SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

2
Z-6

EXISTING THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"

3
Z-6

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CFD

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Z-6

Signature
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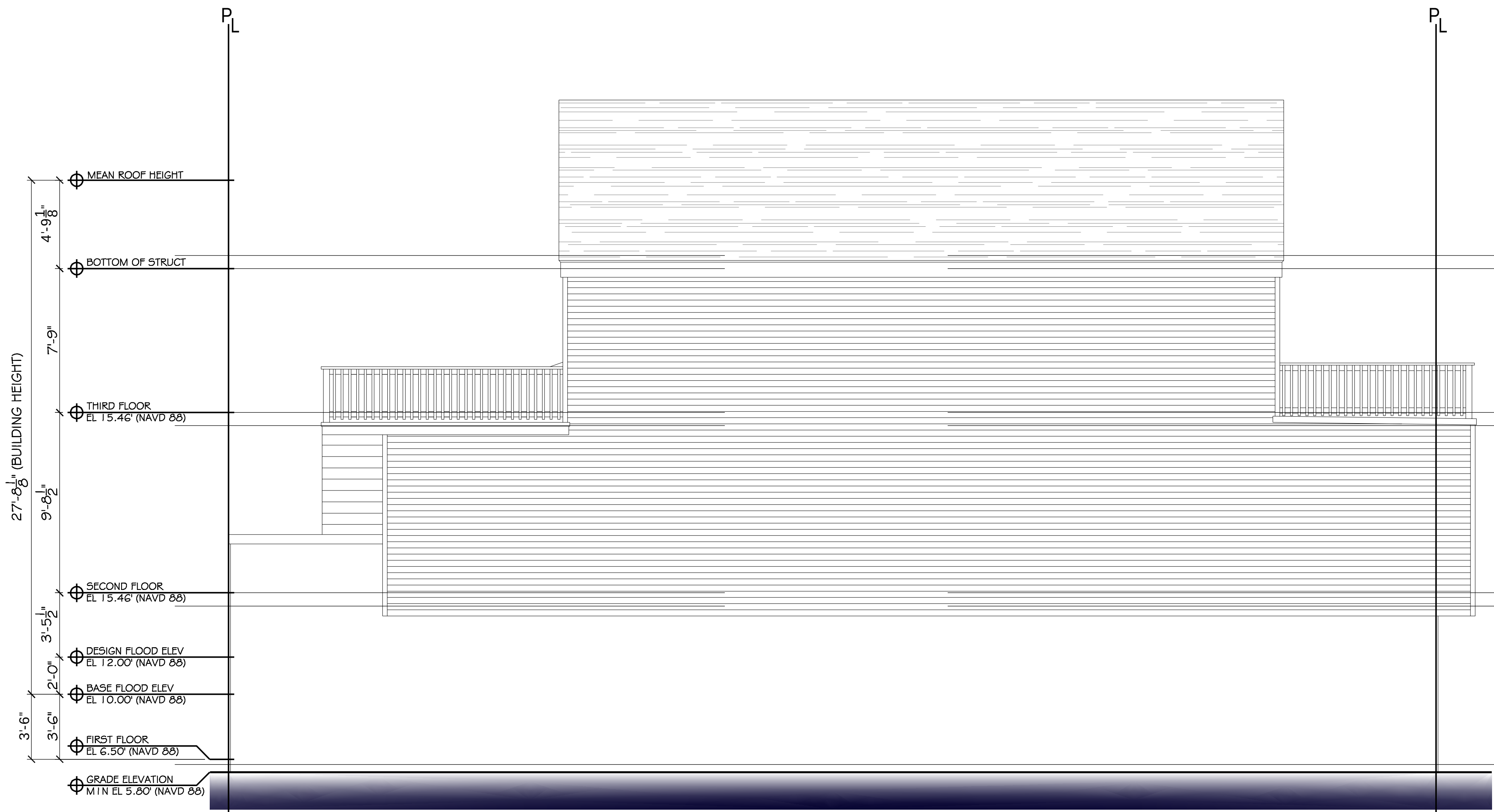
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Consultant

Revisions

Date

FILE: 2021-20 - ZONING FLOOR PLAN AND ELEV.DWG, 11/8/2022 2:07 PM



FRONT ELEVATION (CHARLES COURT)

SCALE: 1/4"=1'-0"

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Z-8



EXISTING FRONT ELEVATION (TEXAS ELEVATION)

SCALE: 1/4"=1'-0"

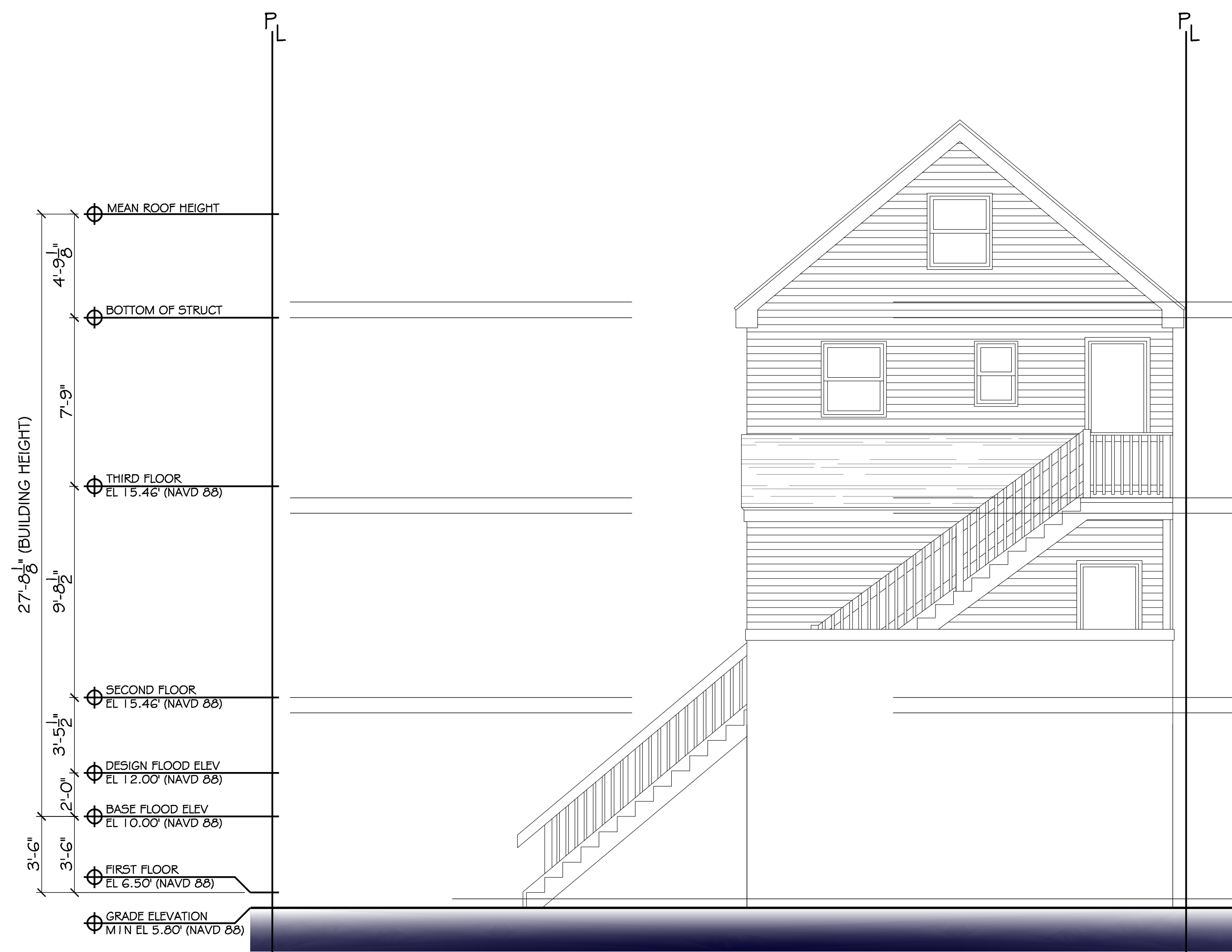
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Z-7



SIDE ELEVATION (BEACH SIDE)

SCALE: 1/4"=1'-0"

3
Z-8



EXISTING REAR ELEVATION

SCALE: 1/4"=1'-0"

2
Z-7

#	Revisions	Date

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