

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

ARCHITECT AND PLANNER: CRAIG F. DOTHE' RA PP
PROFESSIONAL ARCHITECT LICENSE NUMBER: 21AIO0964000
PROFESSIONAL PLANNER LICENSE NUMBER: 33LIO0368200
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: ARTHUR W. PONZIO CO. AND COMPANY
SURVEYING-ENGINEERING-PLANNING
400 NORTH DOVER AVENUE, ATLANTIC CITY , NEW JERSEY, 08401
PHONE: 609-344-8194

Z-0	SITE PLAN / ZONING ANALYSIS / SIGNAGE CHART
Z-1	200'-0" LIST / ZONING MAP / 200' RADIUS MAP
Z-2	PROPOSED FLOOR PLANS / PROPOSED EXTERIOR ELEVATIONS
Z-3	DISTANCE MAP AND IMAGES
SC-1	PROPOSED SECURITY PLAN

APPLICANT:	TREE BREEZE LLC
OWNER:	DIMITRIOS AND ELENI LEMONIOTIS
SITE LOCATION:	27 S. CHRISTOPHER COLUMBUS BLVD.
LOT AND BLOCK:	LOT 8 & BLOCK 161
ZONING DISTRICT:	RC
EXISTING USE:	FIRST FLOOR - 2 MERCANTILE, SECOND FLOOR - 2 APARTMENTS
PROPOSED USE:	FIRST FLOOR - 1 CANNABIS STORE, SECOND FLOOR - 2 APARTMENTS

DESCRIPTION	REQUIRED CONDITION	EXISTING CONDITION	PROPOSED CONDITION	STATUS
BUILDING HEIGHT PRINCIPAL ACCESSORY	300'-0" 35'-0"	25'-11" N/A	25'-11" N/A	CONF
SETBACKS				
FRONT	0	0.44' OVER	0.44' OVER	ENC / LIC
OVERHANG		3.14' OVER	3.14' OVER	ENC / LIC
SIDE	0	1.33'	1.33'	CONF
SIDE	0	1.57'	1.57'	CONF
REAR	20'-0"	0.00'	0.00'	ENC
LOT COVERAGE				
BUILDING	70 %	92.36 %	92.36 %	ENC
IMPERVIOUS	80 %	100 %	100 %	ENC
MINIMUM LOT SIZE				
LOT AREA	7,500 SQFT	1,900 SQFT	1,900 SQFT	ENC
LOT FRONTAGE	50 FT	38 FT	38 FT	ENC
LOT DEPTH	150 FT	50 FT	50 FT	ENC
LOT WIDTH	50 FT	38 FT	38 FT	ENC
MAXIMUM DENSITY MIDRISE	50 DU/ACRE	45.85 DU/ACRE	45.85 DU/ACRE	CONF
SIGNAGE				
WALL SIGN	25% WALL AREA	7.4 %	5.55 %	CONF
WINDOW SIGN				
PROJECTING SIGN				
PARKING DEFICIENCY		8 CARS PARKING	8 CARS PARKING	ENC

ENC - EXISTING NON CONFORMITY CONF - CONFORMS LIC - LICENCE AGREEMENT REQ

EXISTING PARKING STATISTICS		PROPOSED PARKING STATISTICS	
FIRST FLOOR RETAIL USE - 1 691 SF / 300 PARKING / SF RETAIL USE - 2 786 SF / 300 PARKING / SF	2.3 CARS 2.6 CARS	FIRST FLOOR CANNABIS RETAIL USE 1,498 SF / 300 PARKING / SF	4.9 CARS
SECOND FLOOR 2 BEDROOM (APT 1) SECOND FLOOR 2 BEDROOM (APT 2)	1.5 CARS 1.5 CARS	SECOND FLOOR 2 BEDROOM (APT 1) SECOND FLOOR 2 BEDROOM (APT 2)	1.5 CARS 1.5 CARS
SUBTOTAL	7.9 CARS	SUBTOTAL	7.9 CARS
TOTAL EXISTING PARKING DEMAND (ROUND UP) EXISTING PARKING	8 CARS 0 CARS	TOTAL PROPOSED PARKING DEMAND (ROUND UP) PROPOSED PARKING	8 CARS 0 CARS
EXISTING DEFICIENCY	8 CARS	PROPOSED TOTAL PARKING DEFICIENCY	8 CARS
PARKING CALCULATION 8 CAR EXISTING DEFICIENCY - 8 PROPOSED DEFICIENCY = 0 ADDITIONAL CARS			

PROPOSED SIGNAGE STATISTICS					
SYMBOL	SIZE	SQ FT	STATUS	DESCRIPTION	TYPE
S/1	12'-0" X 2'-6"	30 SQ FT	NEW	CARVED FOAM SIGN	WALL
S/2	6'-0" X 8"	4 SQ FT	NEW	VINYL MEMBRANE SIGN	WINDOW
S/3	1'-6" X 9"	1.1 SQ FT	NEW	CARVED FOAM SIGN	PROJECTION
S/4	12'-0" X 2'-6"	30 SQ FT	EXISTING	ELECTRONIC SIGN	WALL

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 10-21-10 BY ARTHUR W PONZIO CO. AND 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 PROPOSED OR EXISTING DEVELOPMENT OVER THE PUBLIC RIGHT OF WAY SHOWN ON THE ZONING APPLICATION DRAWINGS

EXISTING S.F. STATISTICS	
FIRST FLOOR (MERCANTILE - 1) GYPSY	691 S.F.
FIRST FLOOR (MERCANTILE - 2) JEWELRY STORE	786 S.F.
COMMON AREA	119 S.F.
SECOND FLOOR APARTMENT 1	818 S.F.
SECOND FLOOR APARTMENT 2	795 S.F.
COMMON AREA	107 S.F.
TOTAL BUILDING AREA	3,016 S.F.

PROPOSED S.F. STATISTICS	
FIRST FLOOR (MERCANTILE) RETAIL CANNABIS	1,498 S.F.
COMMON AREA	98 S.F.
SECOND FLOOR APARTMENT 1	818 S.F.
SECOND FLOOR APARTMENT 2	795 S.F.
COMMON AREA	107 S.F.
TOTAL BUILDING AREA	3,316 S.F.

AREA OF SIGNAGE	35.1 SQFT
AREA OF WALL	810 SQFT
PERCENTAGE OF COVERAGE	4.33 %



R & R ASSOCIATES C/O M
TEPLITZ
16690 COLLINS AVE #PH-1
SUNNY ISLES BEACH, FL 33160

CAESARS ATLANTIC CITY LLC
535 MADISON AVE, 20TH FL
NEW YORK, NY 10022

CAESARS ATLANTIC CITY LLC
535 MADISON AVE, 20TH FL
NEW YORK, NY 10022

LEMONIOTIS, DIMITRIOS & ELENI
605 N HUNTINGTON AVE
MARGATE, NJ 08402

PLASKOVITSKY, LEV
8209 CENTENNIAL STATION
WARMINSTER, PA 18974

TRUMP PLAZA ASSOCIATES
16690 COLLINS AVE #PH-1
SUNNY ISLES BEACH, FL 33160

ATLANTIC CITY MUNICIPAL UTILITIES
AUTHORITY
ATTN: CLAUDE SMITH, DEPUTY
DIRECTOR - (609) 345-3315
P.O. BOX 117
401 N. VIRGINIA AVENUE
ATLANTIC CITY, NEW JERSEY
08404-0117
CSMITH@ACMUA.ORG

ATLANTIC CITY SEWERAGE COMPANY
ATTN: DAN KWAPINSKI -
(609) 345-0131
1200 ATLANTIC AVENUE, SUITE 300
ATLANTIC CITY, NEW JERSEY 08401
DKWAPINSKI@ACSEWERAGE.COM

ATLANTIC COUNTY UTILITIES
AUTHORITY
ATTN: RICK DOVEY
P.O. BOX 996
PLEASANTVILLE, NEW JERSEY
08232-0996
RDOVEY@ACUA.COM

ATLANTIC CITY ELECTRIC
ATTN: MR. GREGORY BRUBAKER, PE
(SENIOR MANAGER OF STRATEGIC
PLANNING)
2542 FIRE ROAD
EGG HARBOR TOWNSHIP
NEW JERSEY, 08234

SOUTH JERSEY GAS COMPANY
ATLANTIC DIVISION
ATTN: BRIANA DIRKES
111 N. FRANKLIN BOULEVARD
PLEASANTVILLE, NEW JERSEY
08232-0996
(609) 645-2690
BDIRKES@SJINDUSTRIES.COM

1.07 Acs.

1.01 1.03 Acs.

1.02 3.23 Acs. Exempt CRDA

1.03 1.66 Acs.

1.01 Exempt CRDA Urban Renewal

1.02 1.06 Acs.

200' RADIUS LIMIT

SITE

CHRISTOPHER COLUMBUS (FORMERLY MISSOURI AVE)

PACIFIC AVE

ARKANSAS AVE

FLEMING AVE

162

161

160

159

SHEET 8

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Craig F. Doherty Architect LLC.
ARCHITECTS & PLANNERS
33 N. Brighton Ave. (609) 348-2236
Atlantic City, NJ 08401 Fax (609) 348-0118

CONVERSION OF THE EXISTING ISI FLR JEWELRY
STORE & PALM READER INTO A CANNABIS STORE
LOCATED AT: 27 S CHRISTOPHER COLUMBUS BLVD.
ATLANTIC CITY, NEW JERSEY 08401

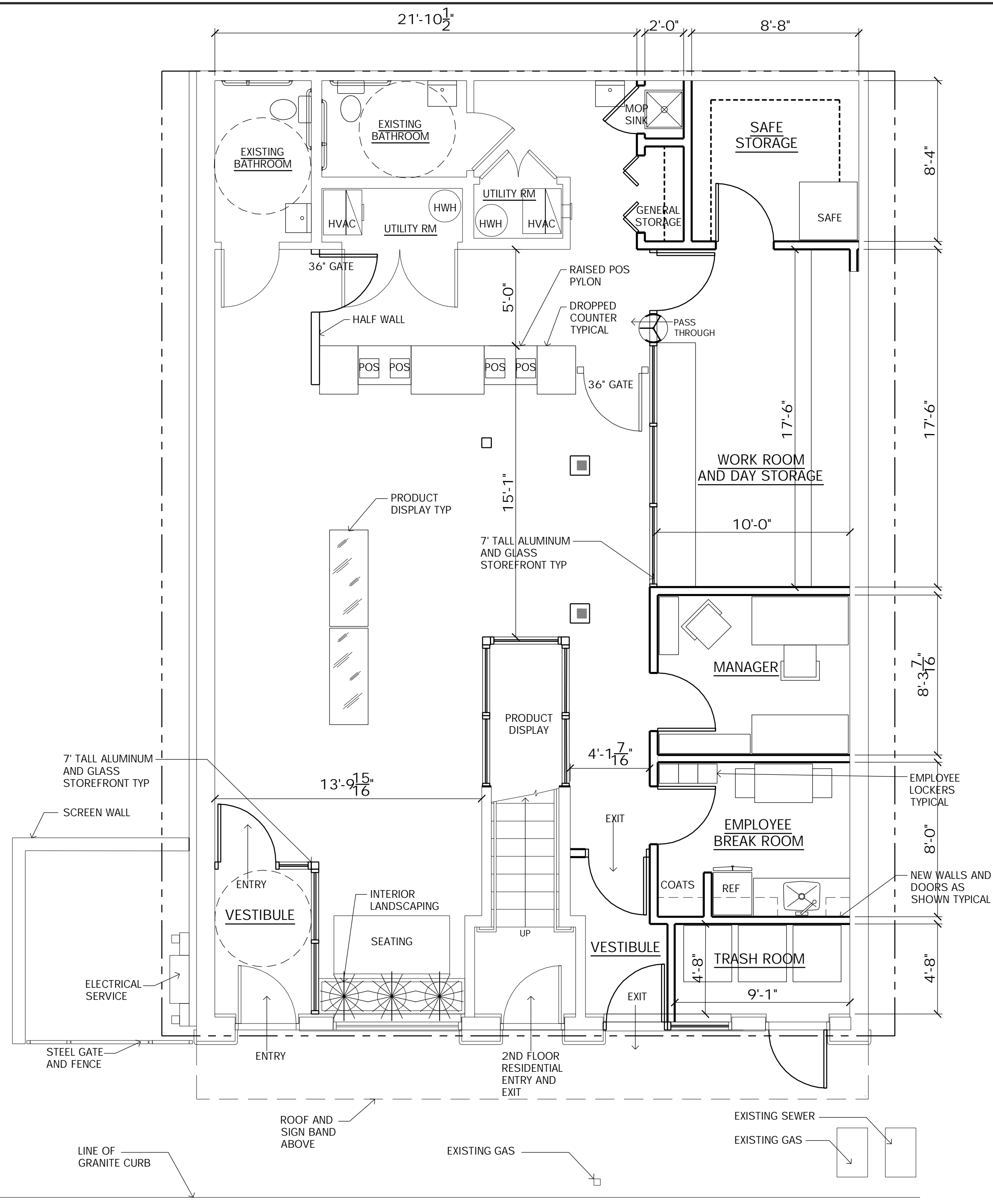
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Project No.:
1028-A

Drawn by: MAB

Date: 11.17.22

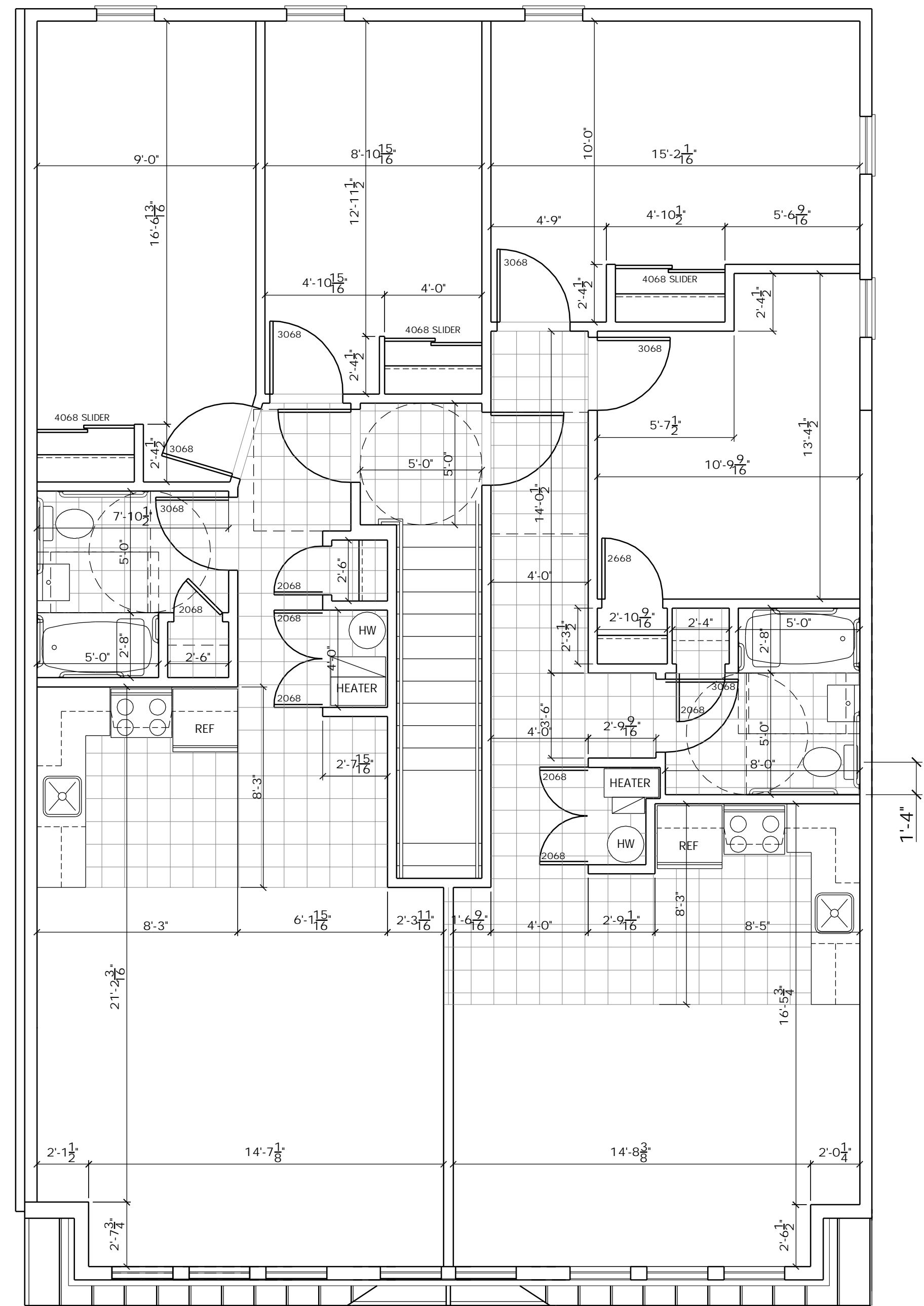
Z-1



FIRST FLOOR PLAN

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

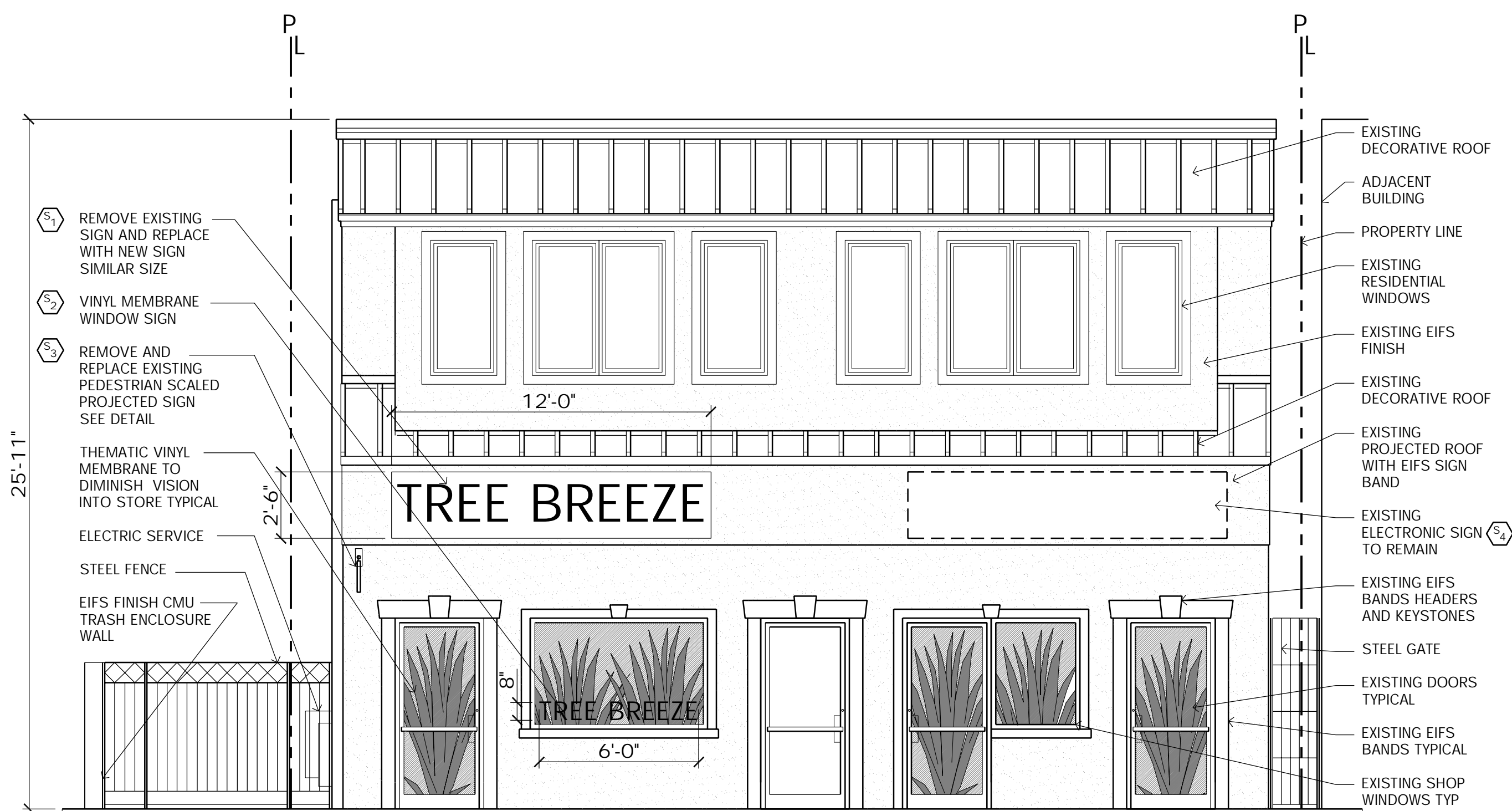
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Z-2



SECOND FLOOR PLAN

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

2
Z-2



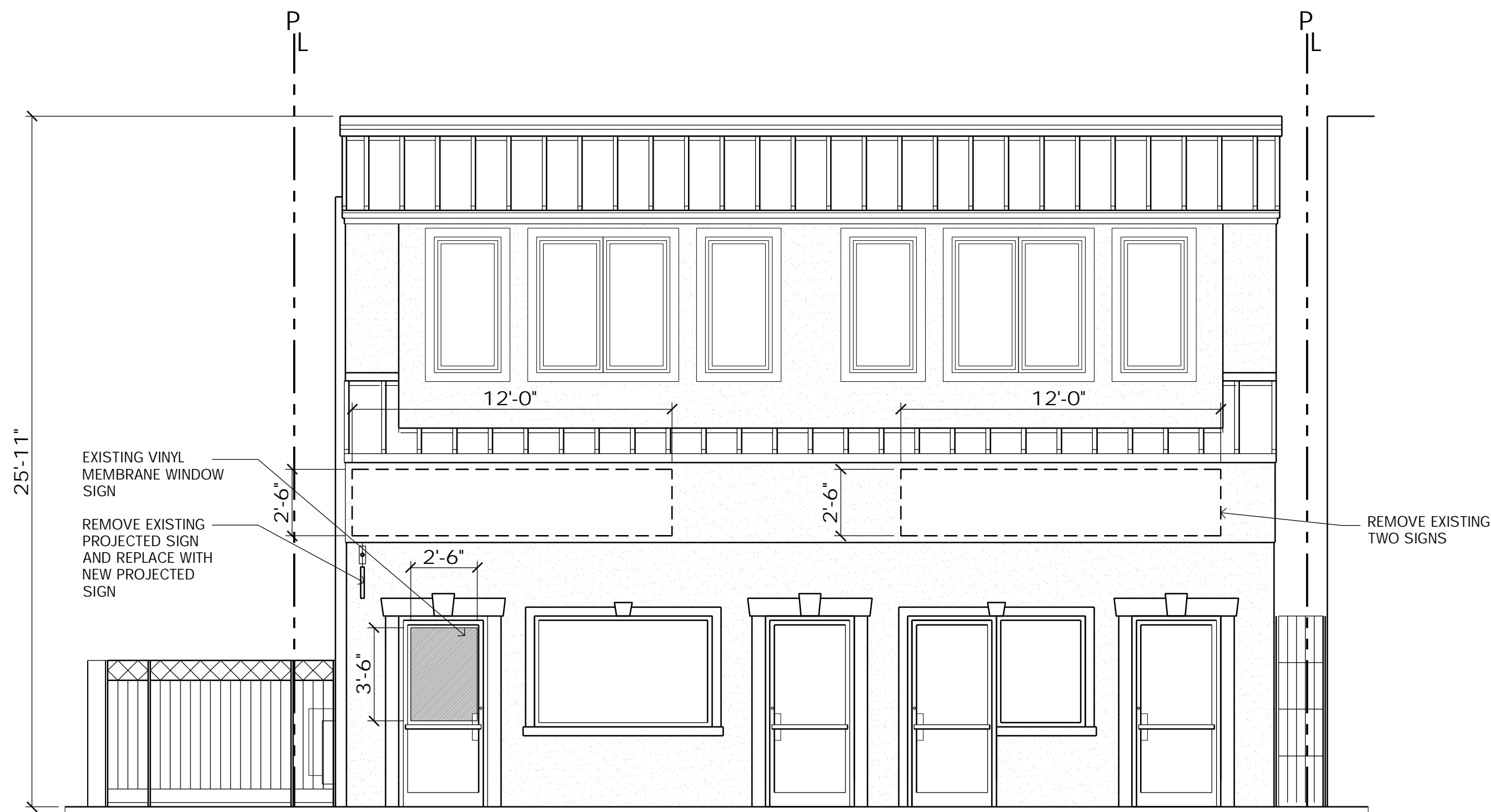
PROP SIGNAGE CALCULATIONS			
AREA OF SIGNAGE	35.1	SOFT	
AREA OF WALL	810	SOFT	
PERCENTAGE OF COVERAGE	4.33	%	

PROPOSED SIGNAGE STATISTICS					
SYMBOL	SIZE	SQ FT	STATUS	DESCRIPTION	TYPE
S/1	12'-0" X 2'-6"	30	NEW	CARVED FOAM SIGN	WALL
S/2	6'-0" X 8'	4	NEW	VINYL MEMBRANE SIGN	WINDOW
S/3	1'-6" X 9'	1.1	NEW	CARVED FOAM SIGN	PROJECTION
S/4	12'-0" X 2'-6"	30	EXISTING	ELECTRONIC SIGN	WALL

PROPOSED FRONT ELEVATION

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

3
Z-2



EXISTING SIGNAGE CALCULATIONS			
AREA OF SIGNAGE	87.85	SOFT	
AREA OF WALL	810	SOFT	
PERCENTAGE OF COVERAGE	10.85	%	

EXISTING SIGNAGE STATISTICS					
SYMBOL	SIZE	SQ FT	STATUS	DESCRIPTION	TYPE
S/1	12'-0" X 2'-6"	40	EXISTING	VINYL SIGN	WALL
S/2	12'-0" X 2'-6"	40	EXISTING	ELECTRONIC SIGN	WALL
S/3	2'-6" X 3'-6"	6.75	EXISTING	VINYL WINDOW SIGN	WINDOW
S/4	1'-6" X 9'	1.1	EXISTING	METAL	PROJECTION

EXISTING FRONT ELEVATION

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

4
Z-2

Revisions		Date

Consultant

Craig F. Dohé Architect LLC.
ARCHITECTS & PLANNERS
33 N. Brighton Ave.
Atlantic City, NJ 08401
(609) 348-2236
Fax (609) 348-0118

Registration #
AL 09640

CONVERSION OF THE EXISTING 1ST FLR JEWELRY
STORE & PALM READER INTO A CANNABIS STORE
LOCATED AT: 27 S CHRISTOPHER COLUMBUS BLVD.
ATLANTIC CITY, NEW JERSEY 08401

Scale:
AS NOTED

Project No.:
1028-A

Drawn by:
CFD

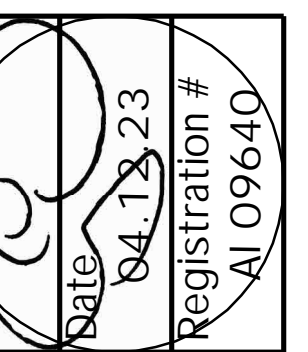
Date:
11.17.22

Z-2

DISTANCE FROM PROJECT SITE TO TEXAS AND ARCTIC SCHOOL	± 2,557'
DISTANCE FROM PROJECT SITE TO OUR LADY STAR OF THE SEA SCHOOL	± 2,789'
DISTANCE FROM PROJECT SITE TO ATLANTIC CAPE COMMUNITY SCHOOL	± 3,706'
DISTANCE FROM PROJECT SITE TO BOARDWALK	± 894'-8"

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Clayton F. Doherty Architects LLC.
ARCHITECTS & PLANNERS
33 N. Brighton Ave. (609) 348-2236
Atlantic City, NJ 08401 Fax (609) 348-0118



STORE & PALM READER INTO A CANNABIS STORE
LOCATED AT: 27 S CHRISTOPHER COLUMBUS BLVD.
ATLANTIC CITY, NEW JERSEY 08401

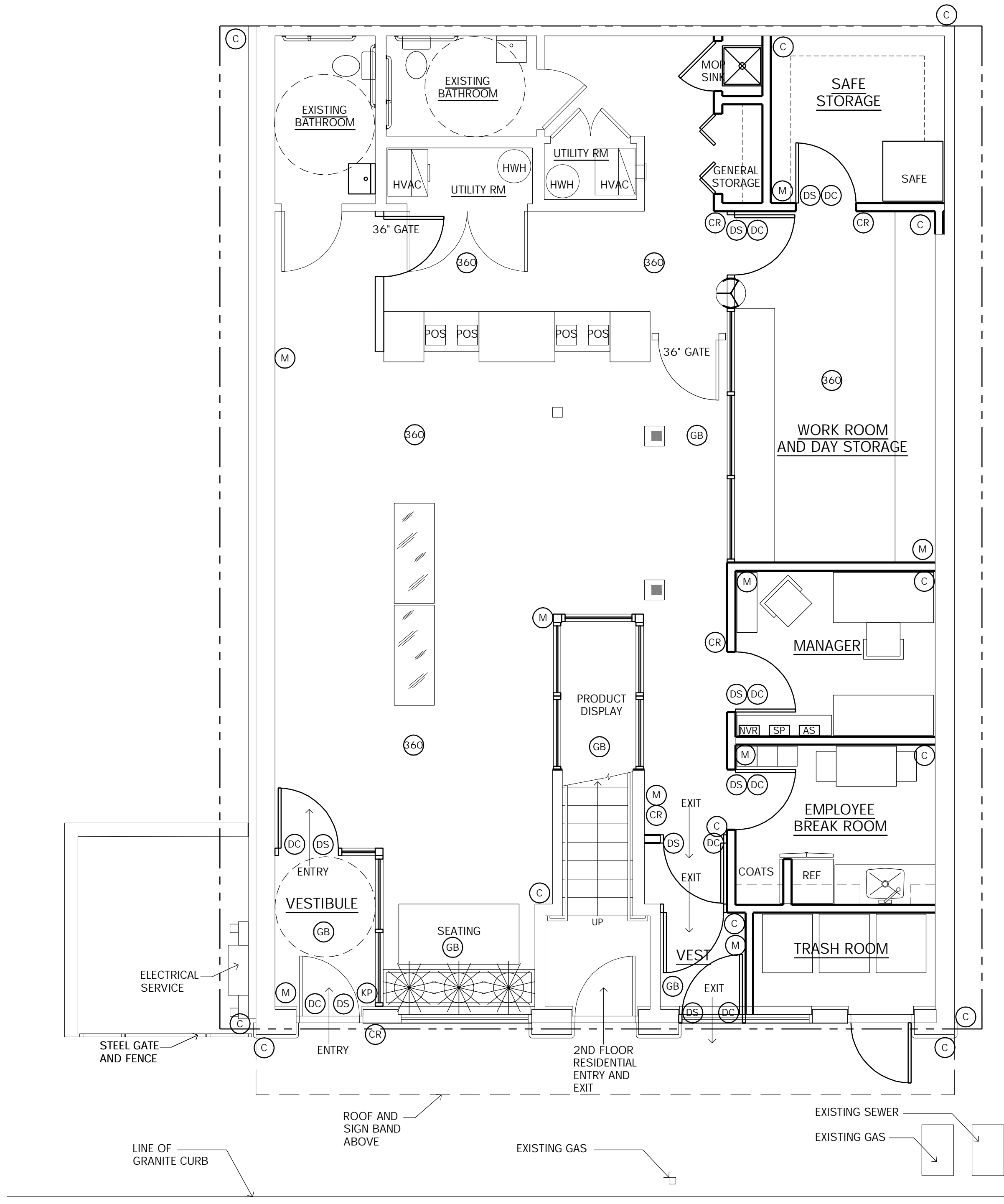
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Project No.:
1028-A

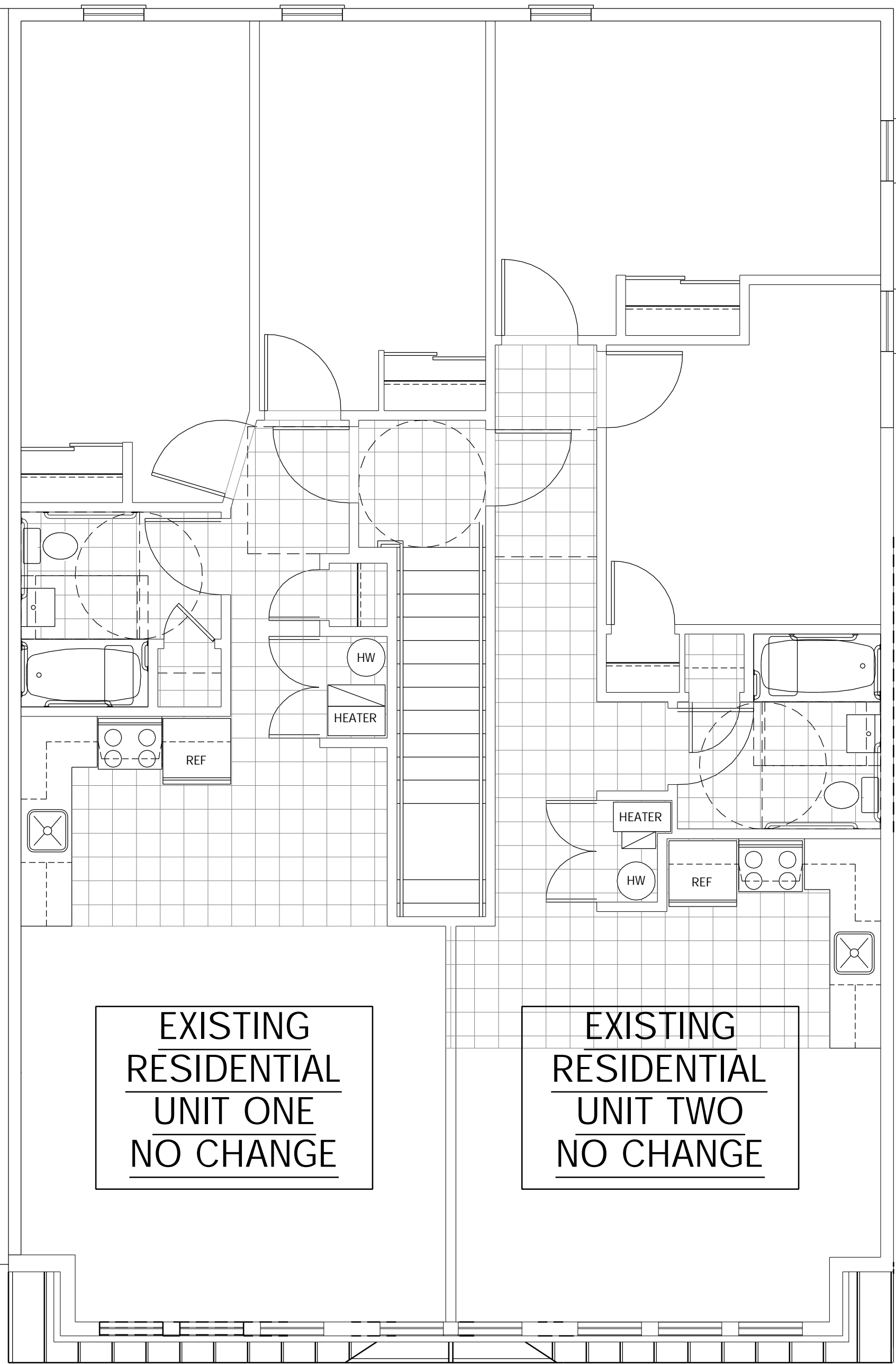
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ate:
11.17.22

7-3

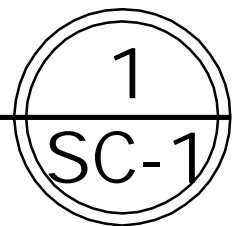


SECURITY LEGEND	
	KEYPAD SECURITY
	CARD READER
	MOTION SENSOR
	360 CAMERA
	GLASS BREAKER
	DOME CAMERA
	DOOR STRIKE
	DOOR CONTACT
	PHOTO BEAM
	ACCESS SYSTEM
	SECURITY PANEL
	NETWORK VIDEO RECORDER



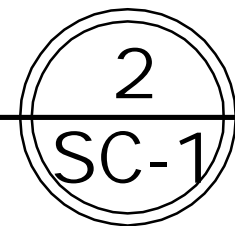
PROPOSED SECURITY FIRST FLOOR PLAN

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



EXISTING SECOND FLOOR PLAN

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



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Date	
# Revisions	
Consultant	
Craig F. Dolhe Architect LLC. ARCHITECTS & PLANNERS 33 N. Brighton Ave. Atlantic City, NJ 08401 (609) 348-2236 Fax (609) 348-0118	
Signature	Registration #
Date	04.15.23
CONVERSION OF THE EXISTING 1ST FLR JEWELRY STORE & PALM READER INTO A CANNABIS STORE LOCATED AT: 27 S CHRISTOPHER COLUMBUS BLVD. ATLANTIC CITY, NEW JERSEY 08401	
Scale:	AS NOTED
Project No.:	1028-A
Drawn by:	MAB
Date:	11.17.22
SC-1	