

MODIFICATION AND CHANGE OF USE FOR THE EXISTING BUILDING LOCATED AT 1740 ATLANTIC AVENUE, ATLANTIC CITY, NJ.

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

REQUIRED SIGNATURES

Approved by Resolution # _____ Dated: _____

CRDA PLANNER _____ DATE _____

CRDA ENGINEER _____ DATE _____

CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____ DATE _____

CRDA HEARING OFFICER _____ DATE _____

CONSULTANT LIST

ARCHITECT AND PLANNER: CRAIG F. DOTHE' RA PP
PROFESSIONAL ARCHITECT LICENSE NUMBER: 21A100964000
PROFESSIONAL PLANNER LICENSE NUMBER: 33U00368200
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: 24GSO1861200
PROFESSIONAL PLANNER LICENSE NUMBER: 33U00160000
3325 ATLANTIC AVENUE ATLANTIC CITY, NJ, 08401
PHONE: 609-345-1887

DRAWING LIST

- Z-1 ZONING ANALYSIS / SIGNAGE CHART / PARKING / CONSULTANTS / SITE PLAN / PHOTOGRAPHIC IMAGES WITH SIGNAGE
- Z-2 200'-0 LIST / ZONING MAP / 200' RADIUS MAP
- Z-3 PROPOSED FLOOR PLANS
- Z-4 EXISTING FLOOR PLANS / PHOTOGRAPHIC IMAGES

SIGNAGE IMAGES



ZONING STATISTICS

APPLICANT: CHELSEA ATLANTIC EQUITIES, LLC
SITE LOCATION: 1740 ATLANTIC AVENUE, ATLANTIC CITY, NEW JERSEY
LOT AND BLOCK: LOT 1 & BLOCK 156
ZONING DISTRICT: CBD
EXISTING USE: RESTAURANT, 2 RETAIL UNITS & 1 STORAGE FIRST FLOOR WITH 1 RESIDENTIAL APARTMENT ON THE SECOND FLOOR (HAS CERTIFICATE OF NONCONFORMITY)
PROPOSED USE: RESTAURANT, 2 RETAIL UNITS & 1 STORAGE FIRST FLOOR WITH 3 RESIDENTIAL APARTMENTS ON THE SECOND FLOOR THUS CONVERTING AN APPROVED NONCONFORMING USE INTO AN APPROVED MULTIFAMILY USE

DESCRIPTION	REQUIRED CONDITION	EXISTING CONDITION	PROPOSED CONDITION	STATUS
BUILDING HEIGHT PRINCIPAL ACCESSORY	65'-0" 35'-0"	30'-0" (APPROX) N/A	NO CHANGE N/A	CONF N/A
SETBACKS FRONT (ATLANTIC) PROJECTION SIGN AWNING FRONT (INDIANA) AWNING PROJECTION SIGN BALCONY FRONT (VAN NEST) SIDE	5'-0" ALLOWED 5'-0" ALLOWED 5'-0" ALLOWED 5'-0" 5'-0" 0'	.12' 7.95' OVER SIDEWALK 2.90' OVER SIDEWALK 0' 4.54' OVER SIDEWALK 4.54' OVER SIDEWALK 3.09' OVER SIDEWALK 1.37' 0'	NO CHANGE NO CHANGE NO CHANGE NO CHANGE NO CHANGE NO CHANGE NO CHANGE NO CHANGE	ENC REQ LICENSE REQ LICENSE ENC REQ LICENSE REQ LICENSE ENC REQ LICENSE ENC CONF
LOT COVERAGE BUILDING IMPERVIOUS	30 % 80 %	98.7 % 100.0 %	NO CHANGE NO CHANGE	ENC ENC
MINIMUM LOT SIZE LOT AREA LOT FRONTAGE LOT DEPTH LOT WIDTH	5,000 SQFT 50 FT 100 FT 50 FT	7,855 SQFT 60.42 FT 130 FT 60.42 FT	NO CHANGE NO CHANGE NO CHANGE NO CHANGE	CONF CONF CONF CONF
MAXIMUM DENSITY	25 DU/ACRE	5.54	16.63	CONF
PARKING DEFICIENCY LOCATION	ON SITE	30 CAR DEFICIENCY OFF SITE	NO CHANGE OFF SITE	CONF VARIANCE

ENC - EXISTING NON CONFORMITY CONF - CONFORMS NA - NON APPLICABLE VARIANCE - REQUIRES VARIANCE LICENSE - LICENSE AGREEMENT REQ

SIGNAGE STATISTICS

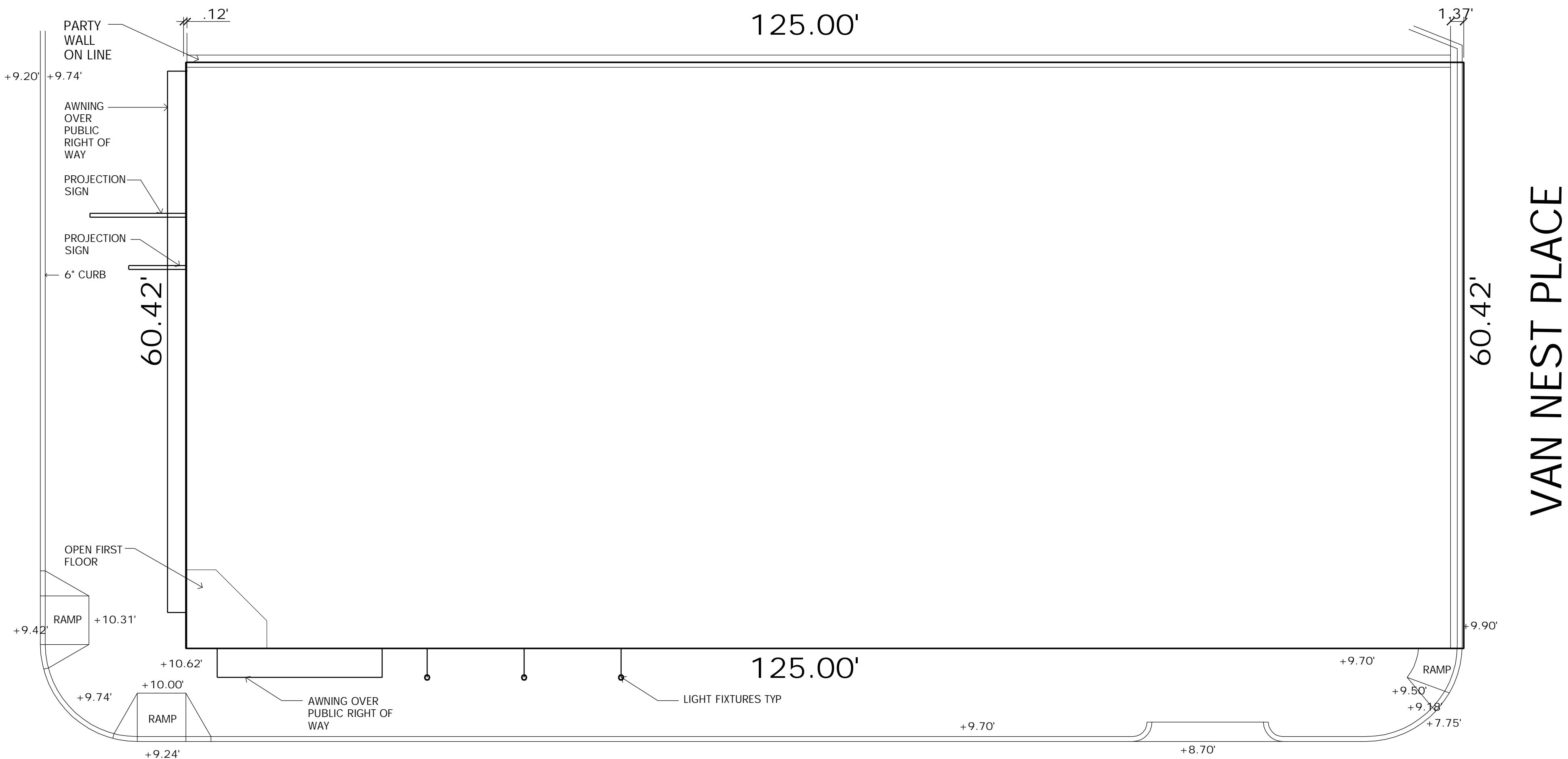
SYMBOL	ADDRESS	SIZE	AREA	STATUS	DESCRIPTION	TYPE
S-1	1736	14'-0" X 2'-6"	35 SF	EXISTING	NEON CHANNEL LETTERS	WALL SIGN
S-2	1736	8'-0" X 3'-0"	24 SF EACH SIDE	EXISTING	NEON CHANNEL LETTERS	PROJECTION SIGN
S-3	1738	3'-0" X 3'-0"	9 SF EACH SIDE	EXISTING	NEON CHANNEL LETTERS	PROJECTION SIGN
S-4	1738	12'-0" X 5'-0"	60 SF	EXISTING	NEON CHANNEL LETTERS	WALL SIGN
S-5	1740	13'-0" X 4'-6"	58.5 SF	EXISTING	NEON CHANNEL LETTERS	WALL SIGN
S-6	1740	13'-0" X 4'-6"	58.5 SF	EXISTING	NEON CHANNEL LETTERS	WALL SIGN

PARKING CALCULATION

EXISTING				PROPOSED			
FIRST FLOOR				FIRST FLOOR			
POPEYES (RESTAURANT)	2,420 SF / 150 SF	16.14 CARS		POPEYES (RESTAURANT)	2,420 SF / 150 SF	16.14 CARS	
RETAIL 2 (FEED 4 LESS)	1,034 SF / 300 SF	3.5 CARS		RETAIL 2 (FEED 4 LESS)	1,034 SF / 300 SF	3.5 CARS	
RETAIL 3 (PAWN BROKER)	1,792 SF / 300 SF	4.5 CARS		RETAIL 3 (PAWN BROKER)	1,792 SF / 300 SF	4.5 CARS	
STORAGE AREA	737 SF / 500 SF	1.5 CARS		STORAGE AREA	737 SF / 500 SF	1.5 CARS	
SECOND FLOOR				SECOND FLOOR			
APARTMENT UNIT #1 (8 BEDROOM)		4.5 CARS		NEW APARTMENT UNIT #1 (3 BEDROOM)		2.0 CARS	
				NEW APARTMENT UNIT #2 (1 BEDROOM)		1.0 CARS	
				MODIFIED APARTMENT #3 (2 BEDROOM)		1.5 CARS	
TOTAL PROPOSED PARKING DEMAND		30.1 CARS		TOTAL PROPOSED PARKING DEMAND		30.1 CARS	
EXISTING PARKING		0.0 CARS		EXISTING PARKING		0.0 CARS	
EXISTING TOTAL PARKING DEFICIENCY (ROUND DOWN)		30 CARS		PROPOSED TOTAL PARKING DEFICIENCY (ROUND DOWN)		30 CARS	

EXISTING PARKING DEFICIENCY = 30 CARS PROPOSED PARKING DEFICIENCY = 30 CARS THE EXISTING AND PROPOSED PARKING DEFICIENCY ARE EQUAL THEREFOR PARKING NUMBERS ARE IN COMPLIANCE WITH THE LAND USE ORDINANCE HOWEVER THE PROPOSED PARKING DEMANDS FOR THE RESIDENTIAL USES SHALL BE MET WITH PARKING OFF SITE WHICH REQUIRES VARIANCE RELIEF

ATLANTIC AVENUE



VAN NEST PLACE

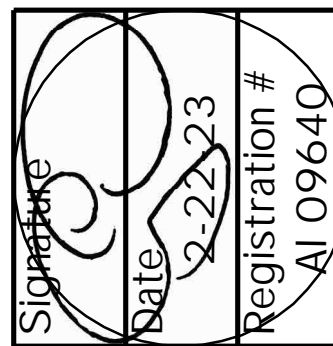
SITE PLAN

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

3
Z-1

Consultant

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



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Scale: AS NOTED

Project No.: 2022-49

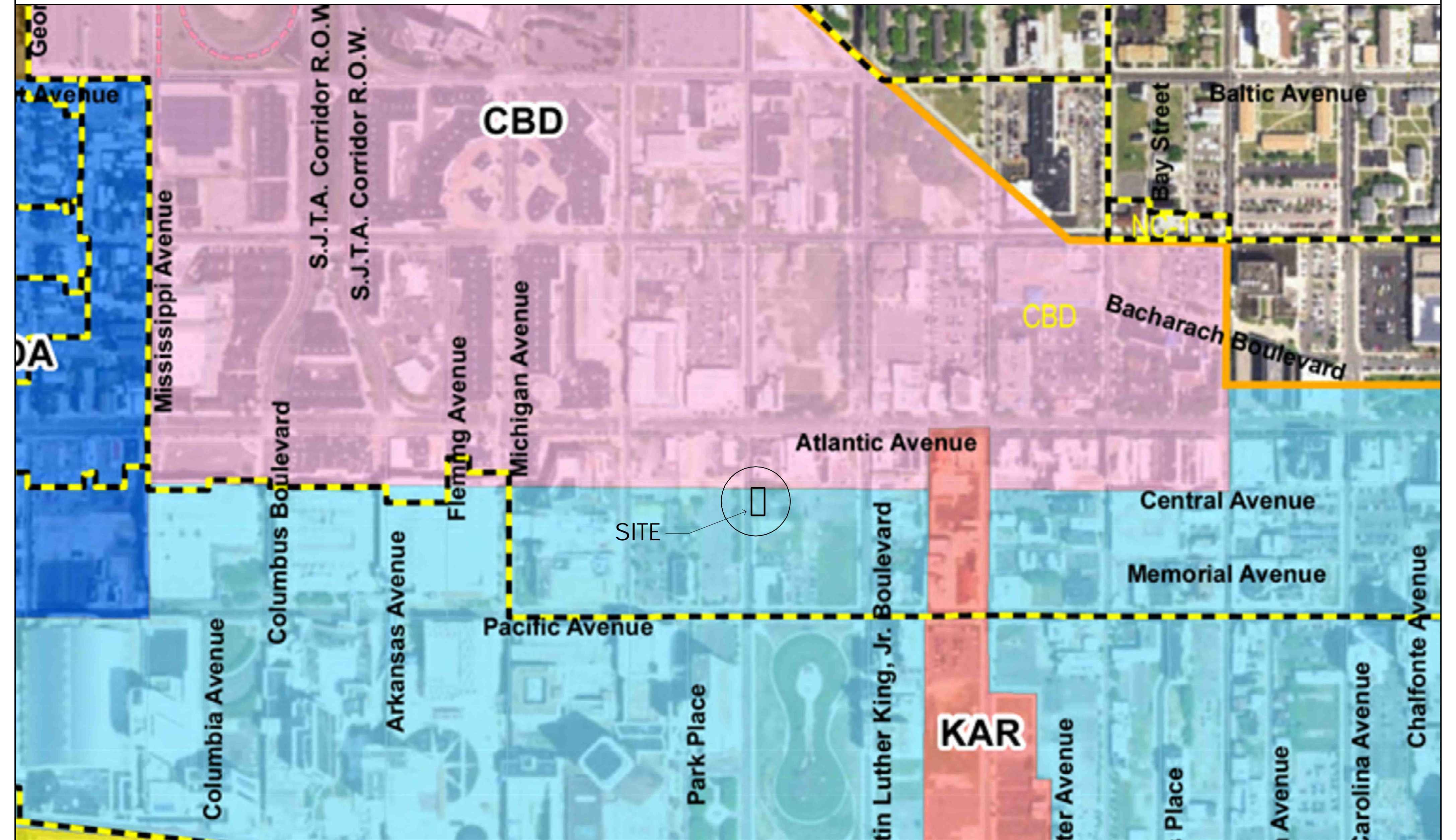
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Date: 02-22-23

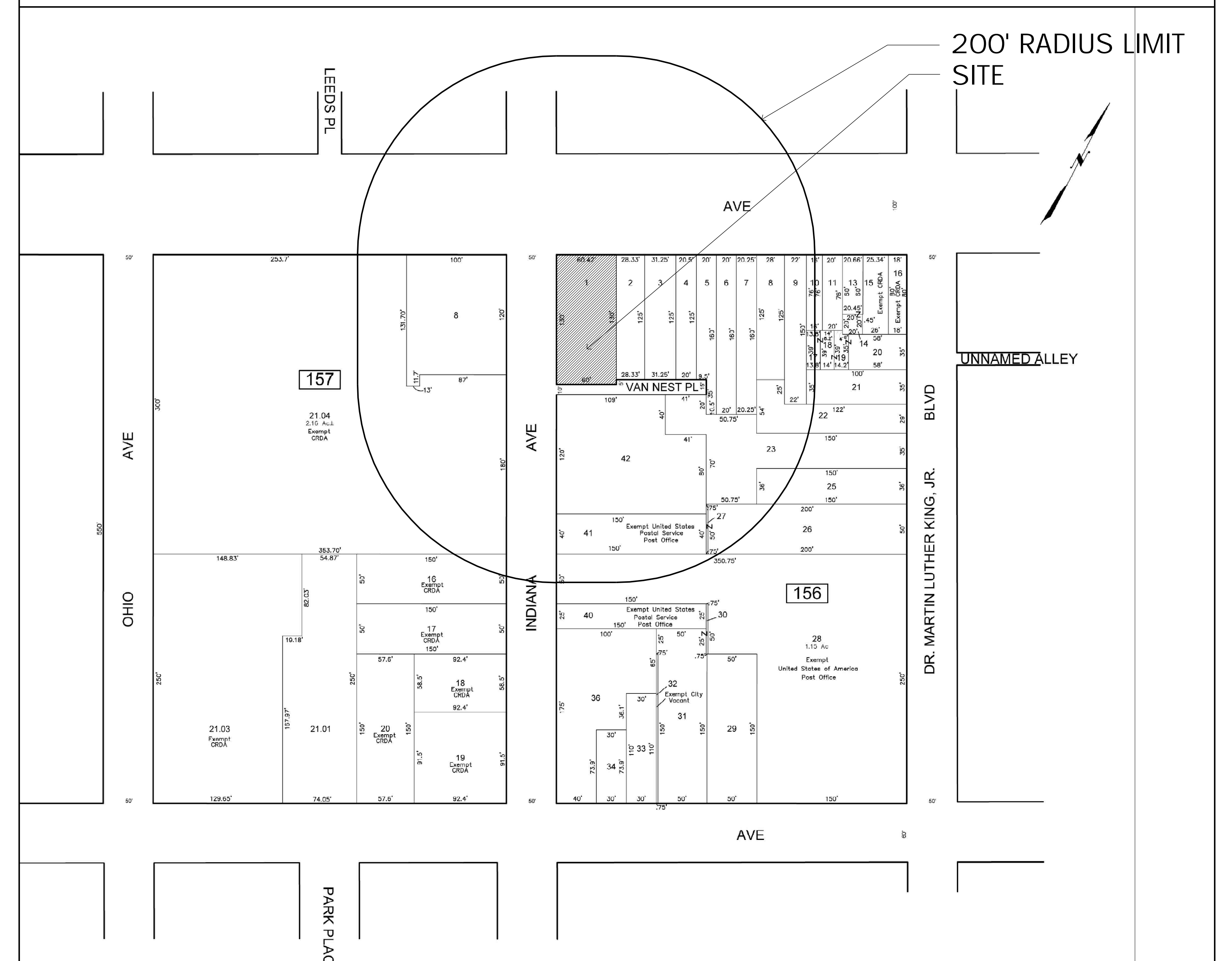
Z-1

LIST OF PROPERTY OWNERS WITHIN 200'-0" RADIUS

ZONING & TOURISM DISTRICT MAP



SITE LOCATION & 200' RADIUS MAP



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7-2

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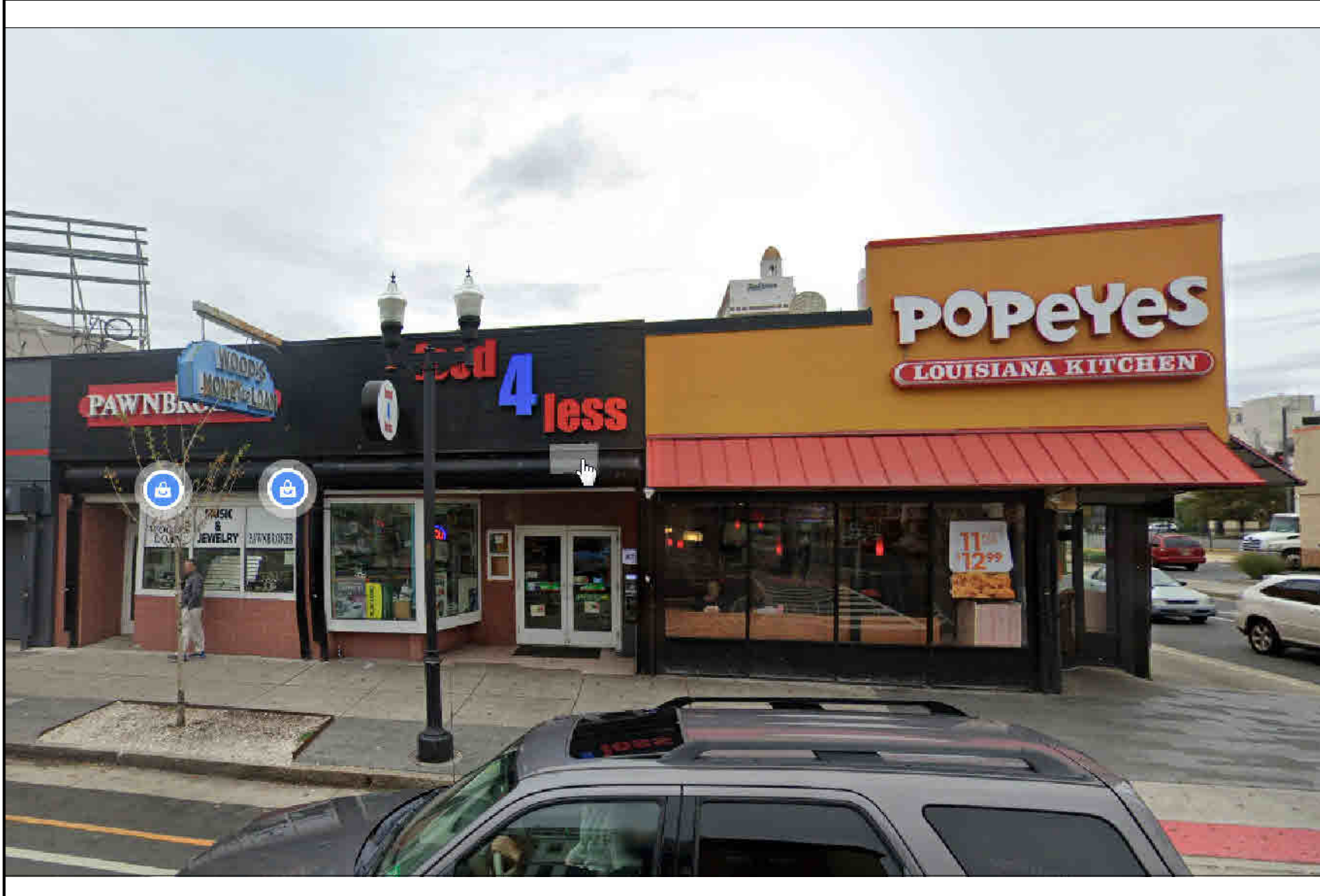
Craig F. Dotne Architect LLC
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(609) 348-2235
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Date 2-22-23
Registration # AI 09640

BUILDING ELEVATION IMAGE



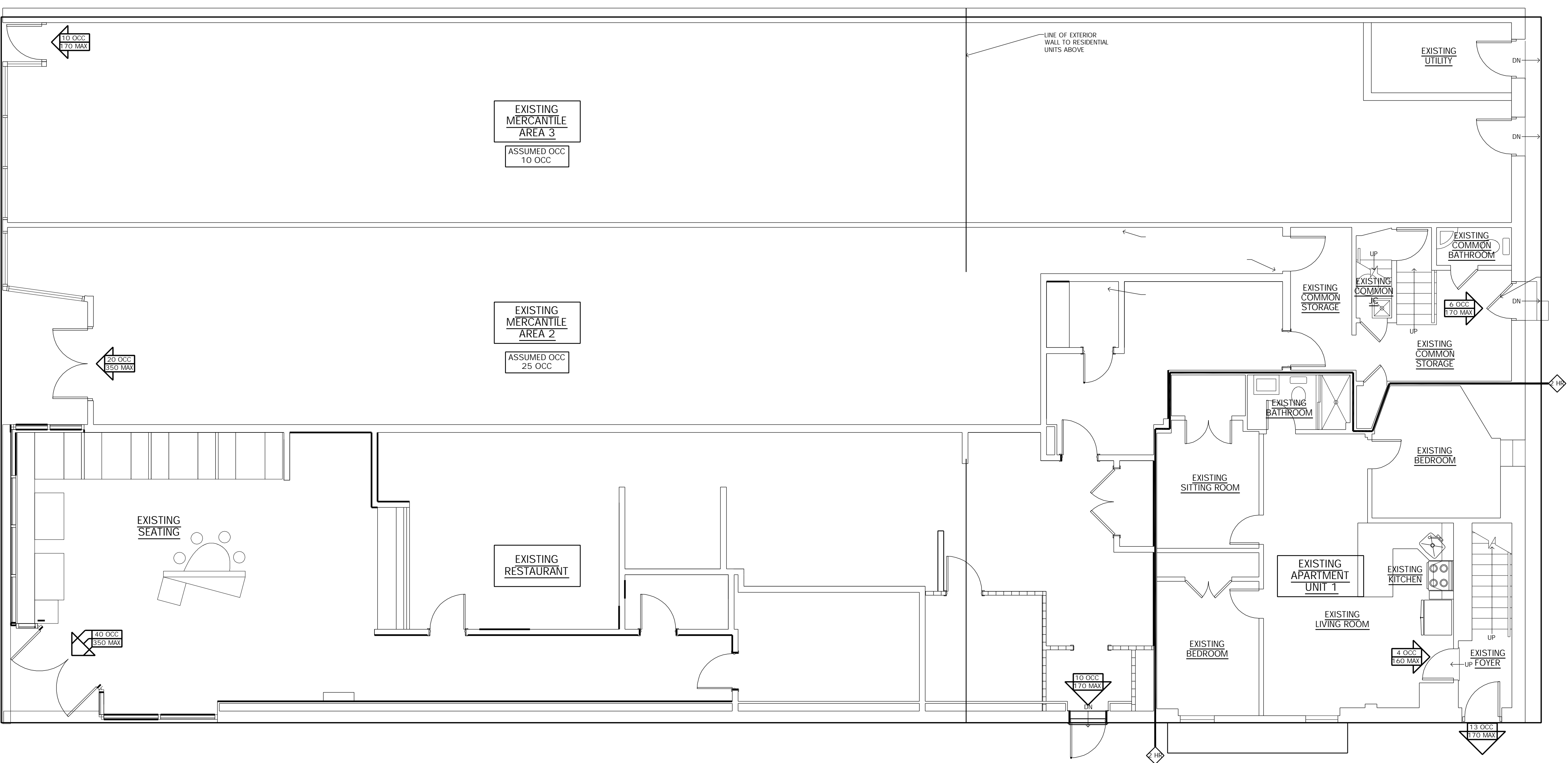
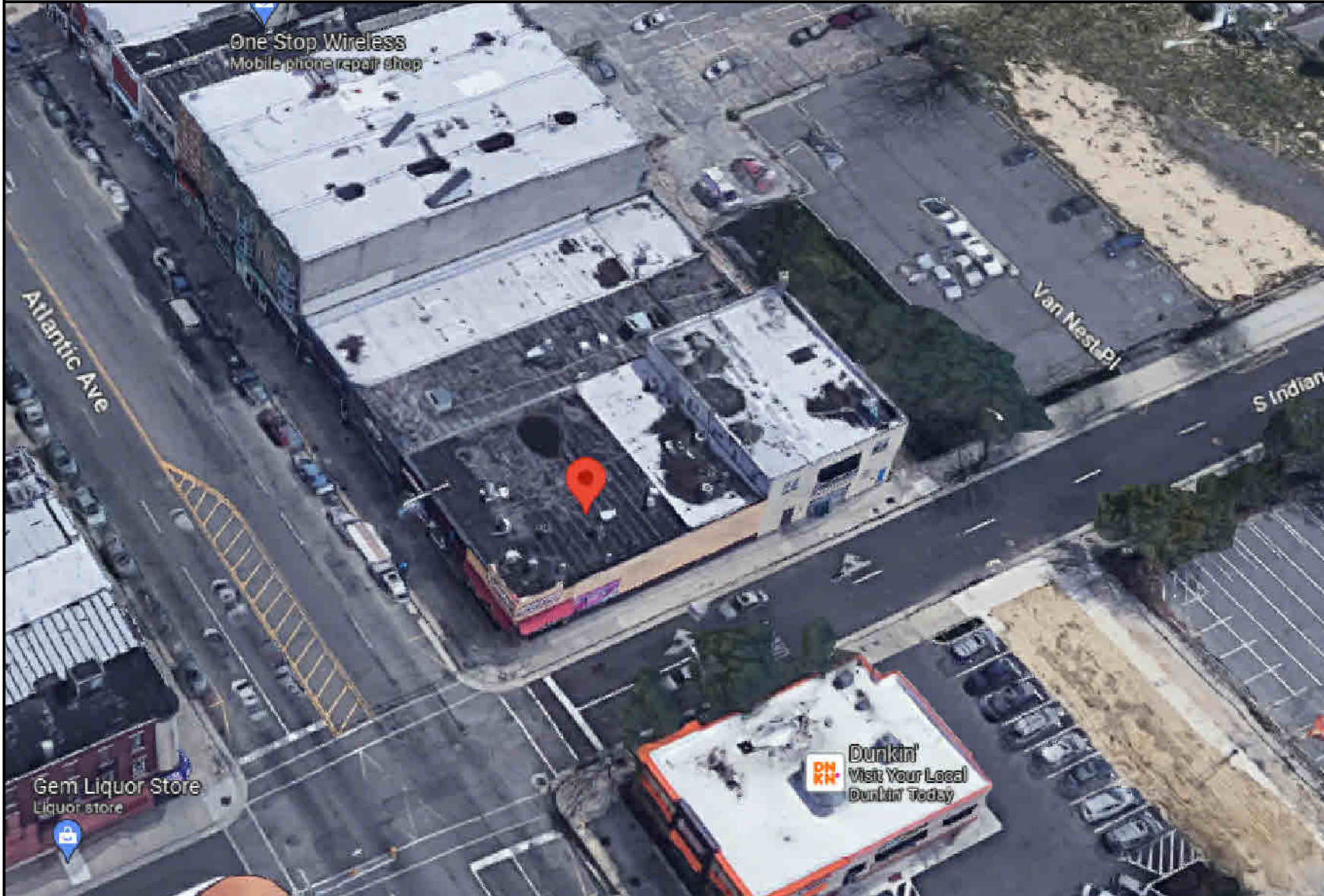
BUILDING FRONT IMAGE



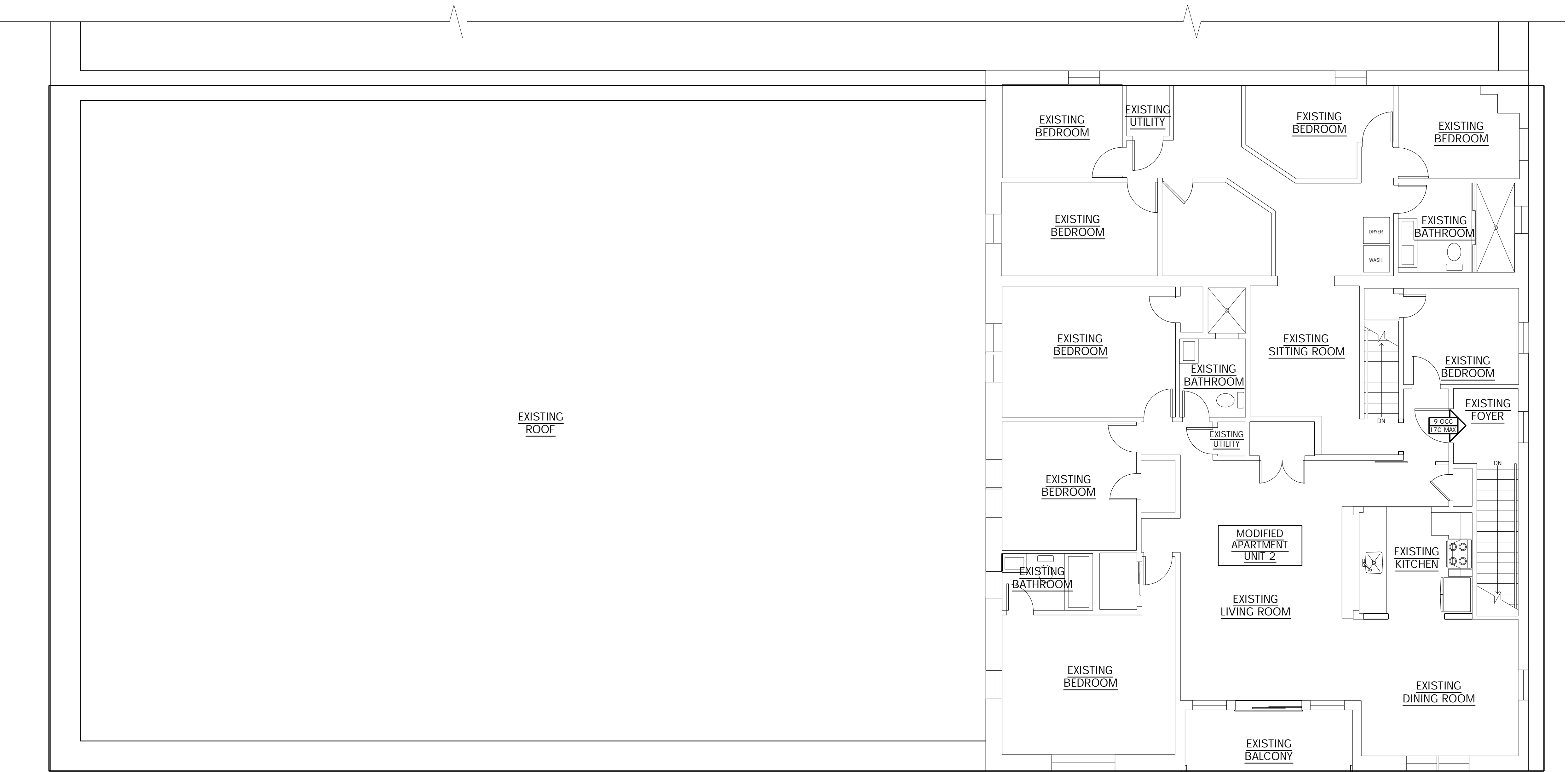
REAR ELEVATION IMAGE



SATELLITE IMAGE



EXISTING GROUND FLOOR PLAN



EXISTING SECOND FLOOR PLAN

Date	
Revisions	

Consultant

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Z-4