

PROPOSED GARDEN, PARKING AND RESTAURANT EXPANSION

1124 ATLANTIC AVENUE
ATLANTIC CITY, NEW JERSEY, 08401

ZONING ANALYSIS			
APPLICANT: SITE LOCATION: LOT AND BLOCK: ZONING DISTRICT: EXISTING USE:		1124 ATLANTIC, LLC 1112, 1114, 1116, 1118, 1124 ATLANTIC AVE & 2 S, 4 S MANSION AVE ATLANTIC CITY, NJ BLOCK: 139 LOTS: 4, 5, 6, 7, 8, 9 & 10 CBD THREE STORY BUILDING - ASSEMBLY USE: RESTAURANT (FIRST FLOOR), UNOCCUPIABLE: (SECOND AND THIRD FLOOR)	
PROPOSED USE:		THREE STORY BUILDING - ASSEMBLY USE: RESTAURANT (FIRST FLOOR), UNOCCUPIABLE: (SECOND AND THIRD FLOOR)	
DESCRIPTION	REQUIRED CRDA ZONE CBD	EXISTING CONDITION	PROPOSED CONDITION
HEIGHT (ABV B.F.E.) PRINCIPAL ACCESSORY	65'-0" 35'-0"	±31'-0" -----	±31'-0" -----
SETBACKS BUILDING FRONT (ATLANTIC AVENUE)	5'-0"	0'-5 1/8" (OVER) **	0'-5 1/8" (ON-LINE) *
FRONT (MANSION AVENUE)	5'-0"	75'-0"	63'-6"
SIDE	0'-0"	0'-10 1/2" (OVER) **	0'-10 1/2" (OVER) **
REAR	20'-0"	2'-11 5/8" **	2'-11 5/8" **
LOT COVERAGE BUILDING IMPERVIOUS	30 % 80 %	14.73 % 41.5 %	21.84 % 89.5% *
MINIMUM LOT REQ LOT AREA LOT FRONTAGE (ATLANTIC) LOT FRONTAGE (MANSION) LOT DEPTH (ATLANTIC) LOT DEPTH (MANSION) LOT WIDTH (ATLANTIC) LOT WIDTH (MANSION)	5,000 S.F. 50 FT 50 FT 100 FT 100 FT 50 FT 50 FT	12,900.0 S.F. 100'-0" 150'-0" 80'-0" ** 70'-0" ** 70'-0" 80'-0"	12,900.0 S.F 100'-0" 150'-0" 80'-0" ** 70'-0" ** 70'-0" 80'-0"
FLOOR AREA RATIO: OPEN SPACE:	N/A N/A	----- -----	----- -----
MAXIMUM DENSITY (DU/ACRE) DWELLING	25 DU/ACRE	0 DU/AECE **	0 DU/ACRA **
SIGNAGE (TOTAL MAXUMIN) WALL	25% OF WALL SURFACE 2 SIGNS	SEE CHART	SEE CHART
PARKING DEMAND NUMBER OF CARS PARKING DEFICIENCY		13.0 CARS 0 CARS PARKING EXISTING 13 CARS DEFICIENCY **	19 CARS 16 CARS PARKING PROPOSED 7 CARS DEFICIENCY **
EXISTING NON CONFORMITY **	VARIANCE REQUIRED *	REQUIRES LICENSING AGREEMENT FROM CITY ***	

SIGNAGE STATISTICS						
SYMBOL	SIZE	SQ FT	STATUS	DESCRIPTION	TYPE	SIGNAGE CALCULATION
S-1	2'-0" x 20'-0"	40.0 SQFT	EXISTING	BACK-LIT CHANNEL LETTERS	WALL	40.0 SQFT EXISTING SIGN AREA / 860 SQFT BUILDING WALL AREA = 4.65%

PROFESSIONAL CONSULTANT LIST	
ARCHITECT: CRAIG F. DOTHE' RA PP PROFESSIONAL ARCHITECT LICENSE NUMBER: 21AI00964000 33 NORTH BRIGHTON AVENUE, ATLANTIC CITY, NJ 08401 PHONE: 609-348-2236	
PLANNER: CRAIG F. DOTHE' RA PP 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 BRIAN J. CALLAGHAN ESQUIRE, LLC 101 N. WASHINGTON AVENUE, SUITE 14, MARGATE, NJ 08402 PHONE: 609-348-5300	
SURVEYOR:ROBERT J. CATALANO PROFESSIONAL LAND SURVEYOR LICENSE NUM.: 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 RESTAURANT 42 OC X .3 = 12.6 CARS	12.6 CARS	FIRST FLOOR RESTAURANT 46 OCC X .3 = 13.8 CARS OUTDOOR SEATING 30 OCC X .3 = 9 CARS	13.8 CARS 9 CARS
SECOND FLOOR UNOCCUPIABLE	0.0 CARS	SECOND FLOOR UNOCCUPIABLE	0.0 CARS
THIRD FLOOR UNOCCUPIABLE	0.0 CARS	THIRD FLOOR UNOCCUPIABLE	0.0 CARS
SUBTOTAL (ROUND UP)	13.0 CARS	SUBTOTAL (ROUND UP)	22.8 CARS
TOTAL EXISTING PARKING DEMAND EXISTING PARKING	13.0 CARS 0.0 CARS	TOTAL PROPOSED PARKING DEMAND (ROUND UP) PROPOSED PARKING	24.0 CARS 17.0 CARS
EXISTING DEFICIENCY	13.0 CARS	PROPOSED DEFICIENCY	7.0 CARS
PARKING VARIANCE CALCULATION EXISTING DEFICIENCY = 13 CAR DEFICIENCY PROPOSED DEFICIENCY = 3 CAR DEFICIENCY PROPOSED DEFICIENCY IS LESS THAN EXISTING DEFICIENCY THEREFORE A EXISTING NON CONFORMITY REDUCERED THE OVERALL IMPACT			

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

BUILDING AREAS			
EXISTING S.F. STATISTICS		PROPOSED S.F. STATISTICS	
FIRST FLOOR RESTAURANT	1942.46 S.F.	FIRST FLOOR RESRAURANT	2341.43 S.F.
SECOND FLOOR UNOCCUPIABLE	1232.20 S.F.	SECOND FLOOR UNOCCUPIABLE	1232.20 S.F.
THIRD FLOOR UNOCCUPIABLE	946.47 S.F.	THIRD FLOOR UNOCCUPIABLE	946.47 S.F.
TOTAL BUILDING AREA	4121.13 S.F.	TOTAL BUILDING AREA	4520.1 S.F.

LOT AREAS		
LOT	LOT AREA S.F.	LOT AREA ACRE
4	2,000	0.0459
5	2,000	0.0459
6	856	0.0197
7	1,144	0.0263
8	2,000	0.0459
9	1,554	0.0357
10	3,346	0.0768
TOTAL AREA	12,900	0.2962

#		Revisions	Date

Consultant

Craig F. Dothe Architect LLC. ARCHITECTS & PLANNERS 33 N. Brighton Ave. Atlantic City, NJ 08401 (609) 348-2236 Fox (609) 348-0118
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Seal Date 05-18-23 Registration # AI 09640
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MONUMENT PARK, PARKING & RESTAURANT EXPANSION AT 1124 ATLANTIC AVE ATLANTIC CITY, N.J. 08401

Scale: AS NOTED

Project No.: 1444 B

Drawn by: CFD

Date: 04-18-23

Z-1

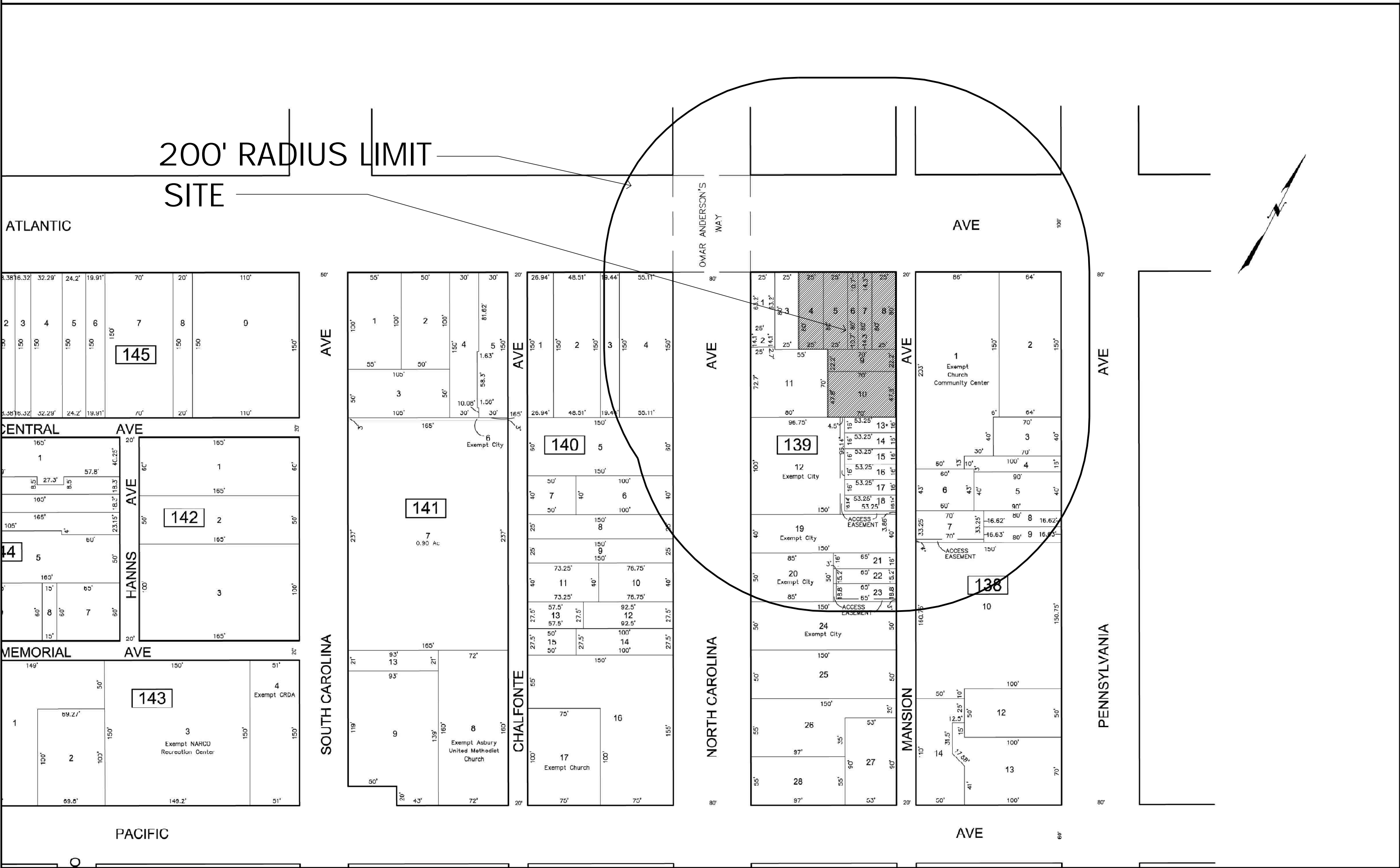
LIST OF PROPERTY OWNERS WITHIN 200'-0" RADIUS

1124 Atlantic LLC 1124 Atlantic Ave Atlantic City, NJ 08401	1124 Atlantic LLC 1124 Atlantic Ave Atlantic City, NJ 08401	American, Equities LLC POB 777 Oceanville, NJ 08231
City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	Anderson, Abdullah & Octavia 119 Giulia Lane Galloway, NJ 08205
City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	Rappaport, Samuel 1500 Market Street #3350E Philadelphia, PA 19102
City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	Gardyn, Robert B. PO Box 67 Stapleton Sta Staten Island, NY 10304
City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	Rappaport, Samuel 1500 Market Street #3350E Philadelphia, PA 19103
City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	Gardyn, Robert 66 Westervelt Ave Staten Island, NY 10301
City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401
Beron Jewish Older Adult Services 1102 Atlantic Avenue Atlantic City, NJ 08401	E. Pluribus Unum POB 67 Stapleton Station Staten Island, NY 10304	1125 Atlantic Ave LLC 3003 English Creek #D-13A Egg Harbor Twp, NJ 08234
1100 Atlantic LLC 3913 Filbert Ave Atlantic City, NJ 08401	American, Equities LLC POB 777 Oceanville NJ 08231	Blue Heron Woods, LLC C/O Real Est PO Box 1159 Deerfield, IL 60015
Net Ten Property ACPA LLC 17 S. Gordon's Alley 1Fl Atlantic City, NJ 08401	Seaview Hills LLC 66 Westervelt Ave Staten Island, NY 10301	Atlantic City Municipal Utilities Authority Attn: India Still PO Box 117, 401 N Virginia Ave Atlantic City, NJ 08404-0117
City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 0840	City of Atlantic City 1301 Bacharach Blvd Atlantic City, NJ 08401	Atlantic City Sewerage Company Attn: Dan Kwapinski 1200 Atlantic Ave, Suite 300 Atlantic City, NJ 08401
118 S. Pennsylvania Realty LLC PO Box 477 Atlantic City, NJ 08401	HXO Group LLC 88 Larkspur Cr Sicklerville, NJ 08081	Atlantic County Utilities Authority Attn: Rick Dovey PO Box 996 Pleasantville, NJ 08232-0996
21-19 South Mansion Ave LLC P.O. Box 477 Atlantic City, NJ 08401	Cheng, Bobby & Linda 4800 Nara Vista Way 102 Las Vegas, NV 89103	Atlantic City Electric Attn: Mr. Gregory Brubaker 2542 Fire Road Egg Harbor Township, NJ 08234
21-19 South Mansion Ave LLC P.O. Box 477 Atlantic City, NJ 08401	19 North Illinois Avenue Assoc, LLC 18 South 31st Ave Longport, NJ 08403	South Jersey Gas Company Atlantic Division Attn: Briana Dirkes 111 N. Franklin Boulevard Pleasantville, NJ 08232-0996
Halo Homes NJ LLC 241 Fernwood Dr Bayville, NJ 08721.3115	19 North Illinois Ave, LLC. 18 South 31st Ave Longport, NJ 08403	
Halo Homes NJ LLC 241 Fernwood Dr Bayville, NJ 08721.3115	American, Equities LLC POB 777 Oceanville, NJ 08231	
26 South Penn Realty LLC 26 S Pennsylvania Ste 201 Atlantic City, NJ 08401.7306	American, Equities LLC POB 777 Oceanville, NJ 08231	
Costas Associates, LLC 4 S. Newport Ave Ventnor, NJ 08406	Wedderburn, Beverly 2350 Pennington Rd Pennington, NJ 08534	
Costas, Associates, LLC 4 S. Newport Ave Ventnor, NJ 08406	Cotto, Fernando 8300 Wyndam Rd Pennsauken, NJ 08109	
Costas Associates, L.L.C. 4 S. Newport Ave Ventnor, NJ 08406	Vigneault, Thomas H & Clarisa 44 S. Mansion Ave Atlantic City, NJ 08401	

ZONING & TOURISM DISTRICT MAP



SITE LOCATION & 200' RADIUS MAP



#	Revisions	Consultant	Date

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ARCHITECTS & PLANNERS
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(609) 348-2236
Fox (609) 348-0118

Seal of the State of New Jersey
Date: 05-18-23
Registration #
AT 09640

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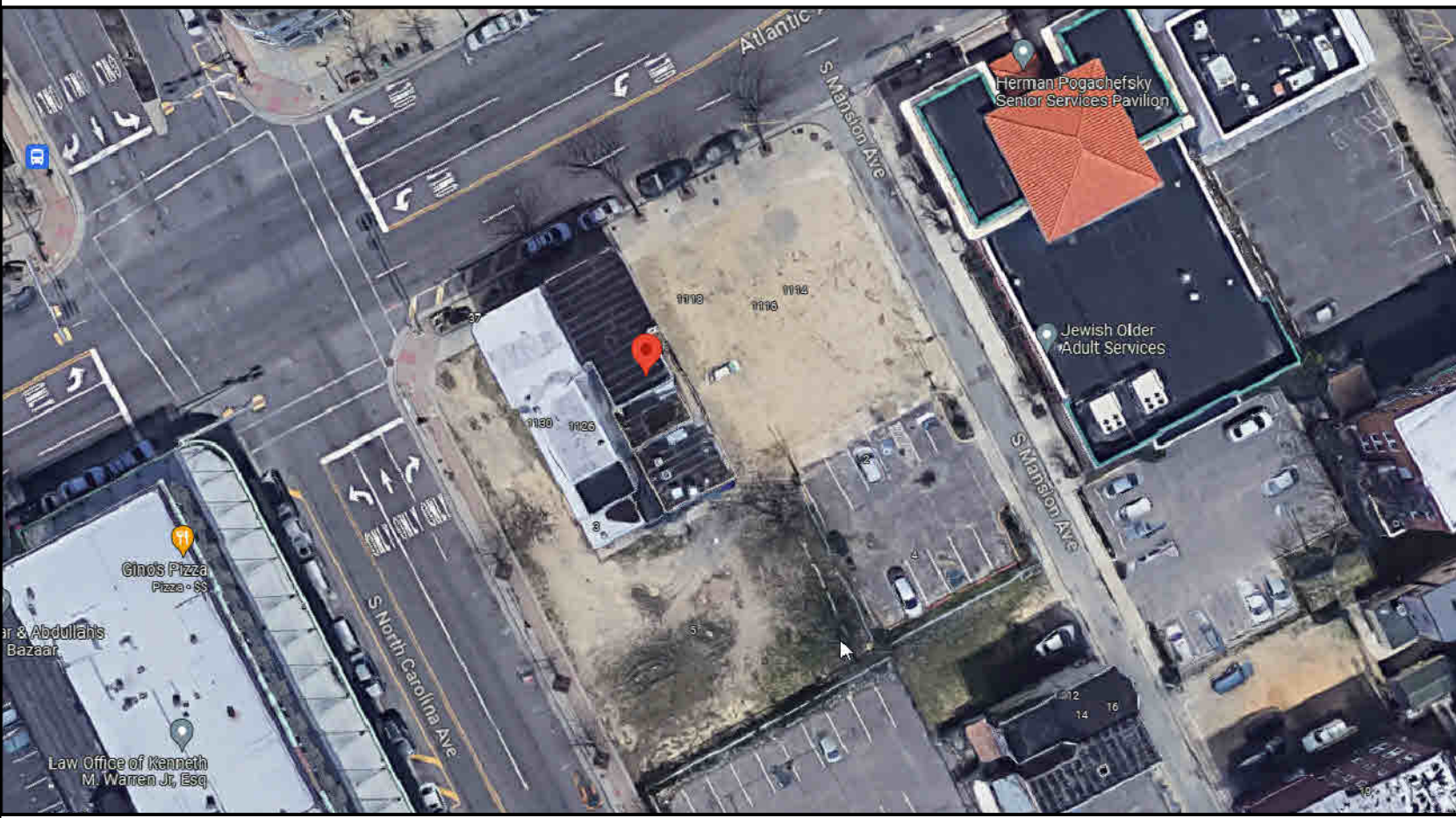
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CFD

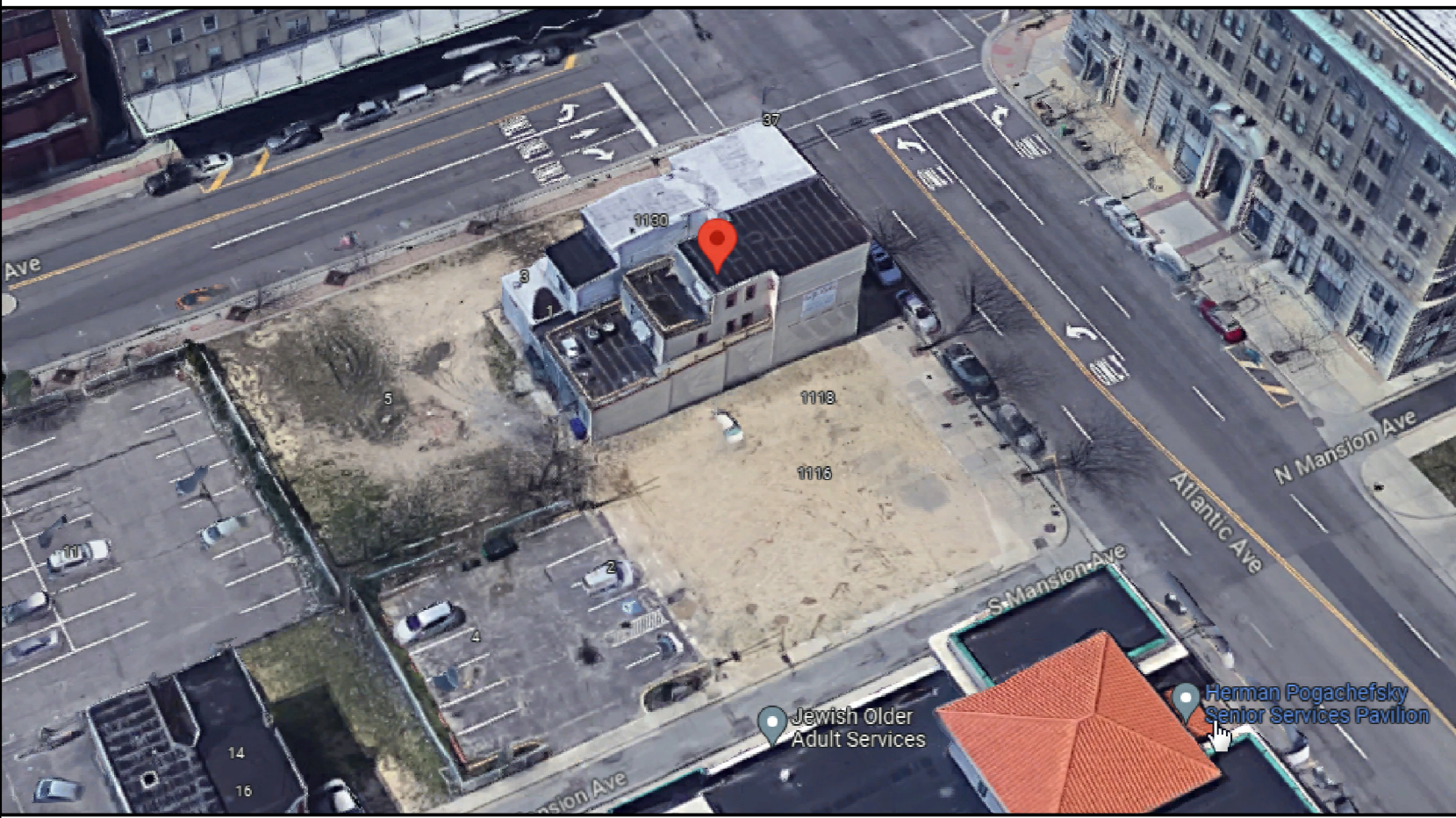
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SATELLITE IMAGE



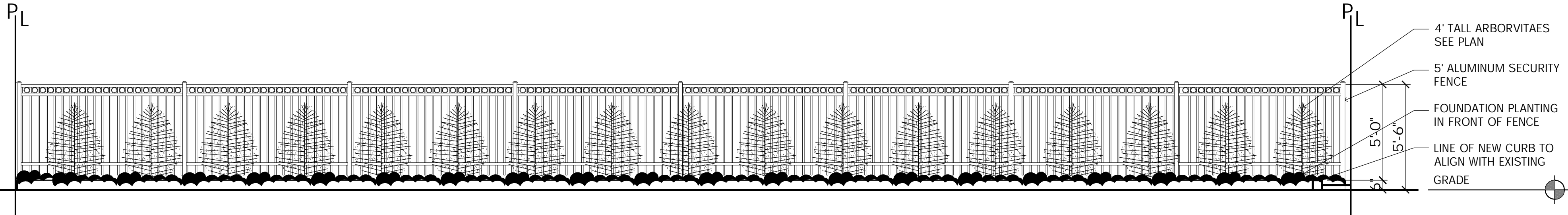
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FRONT IMAGE

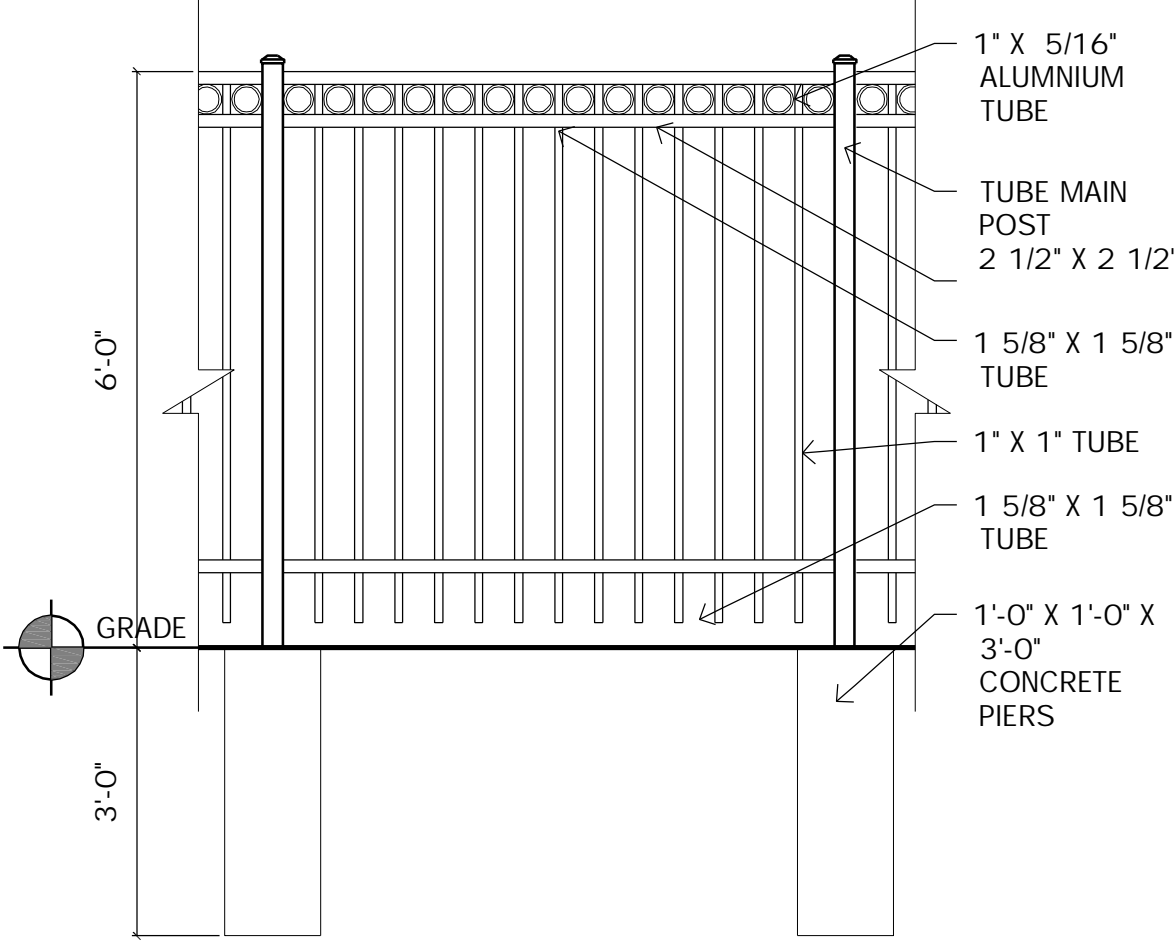


SIDE IMAGE



PROPOSED SCREENING DETAIL

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

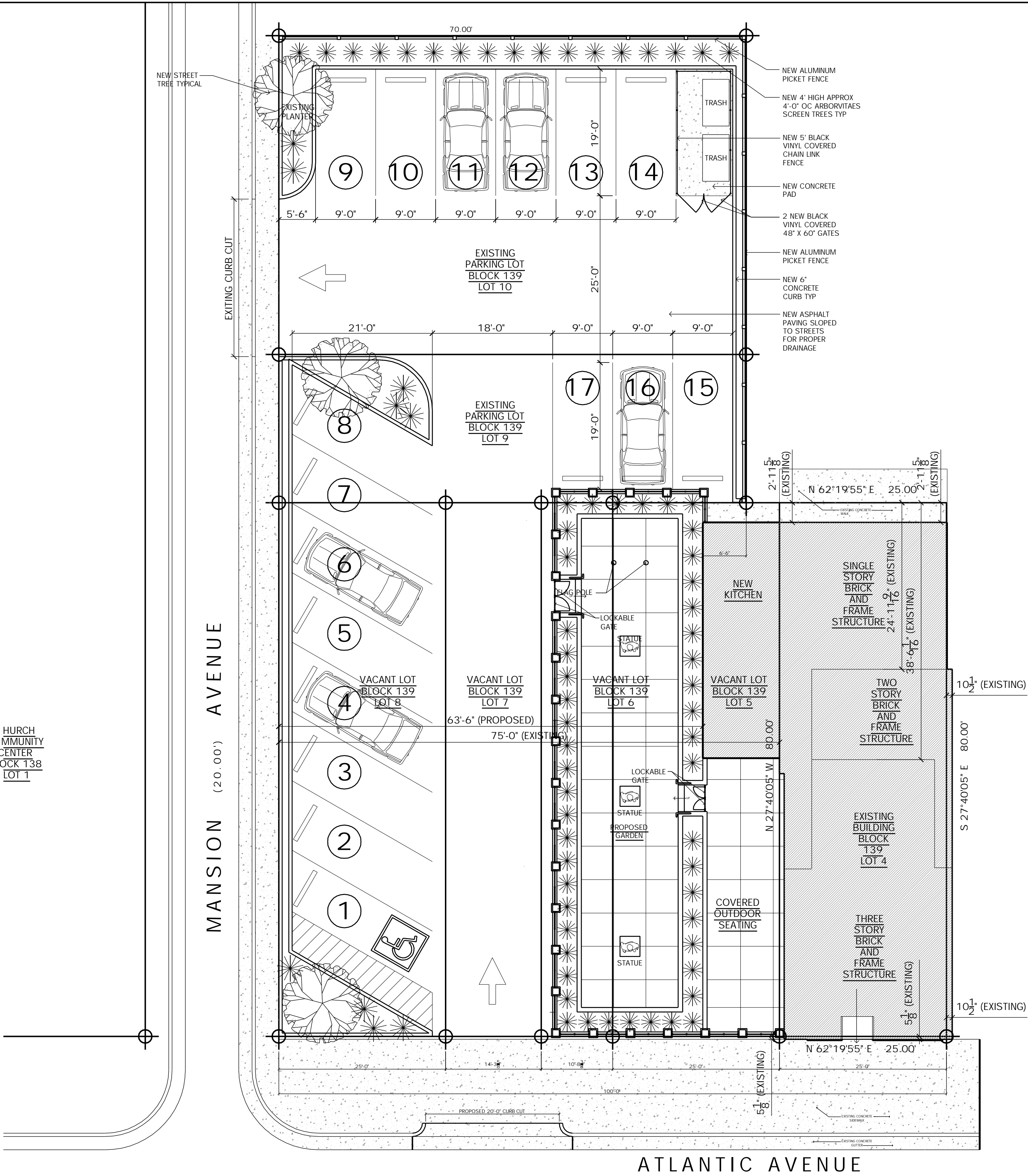


PROPOSED FENCE DETAIL

SCALE: 1/2" = 1'-0"

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 03-21-23 BY ARTHUR PONZIO CO. ENGINEERING, SURVEYOR, PLANNERS
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



SITE PLAN

SCALE: 3/32" = 1'-0"

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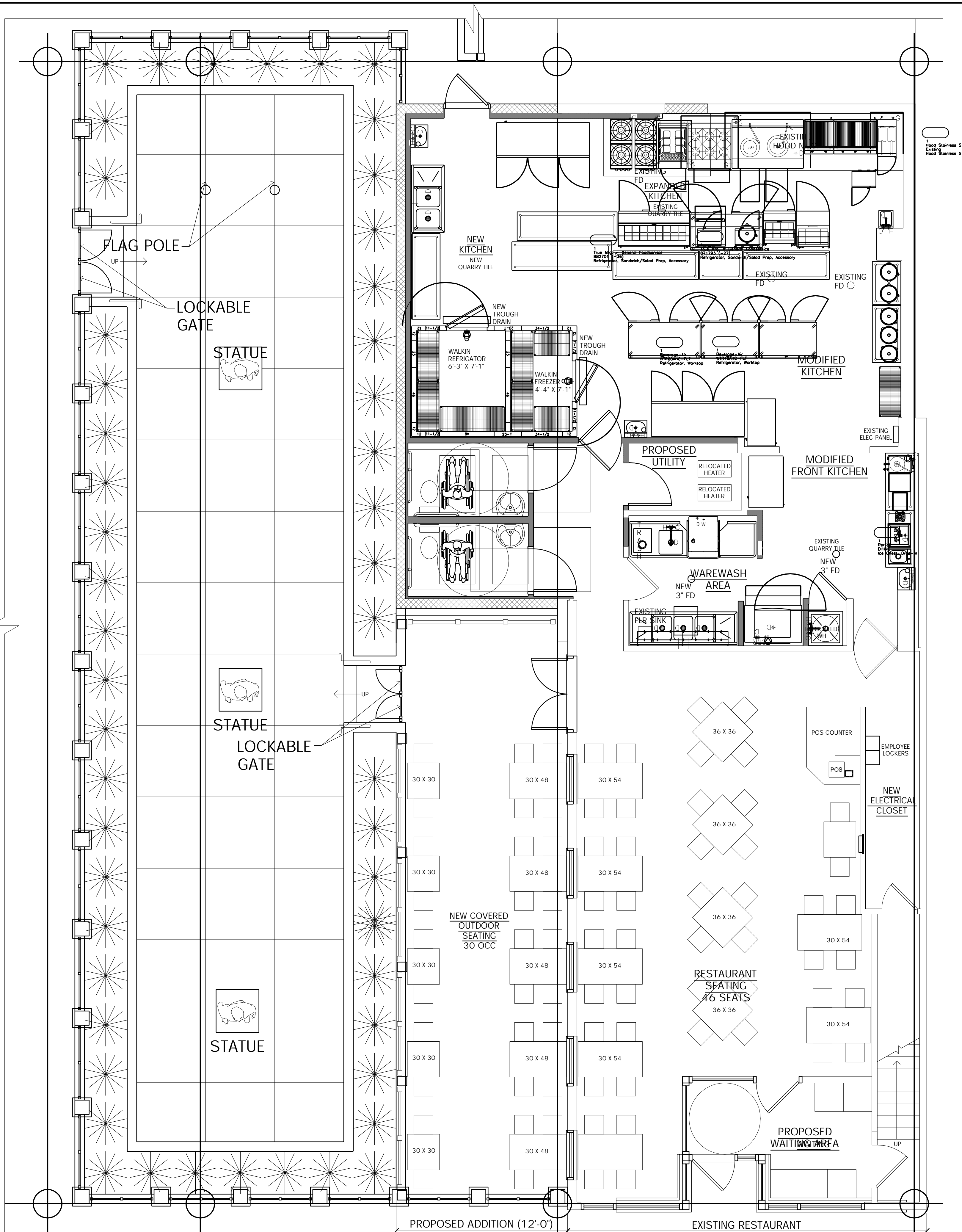
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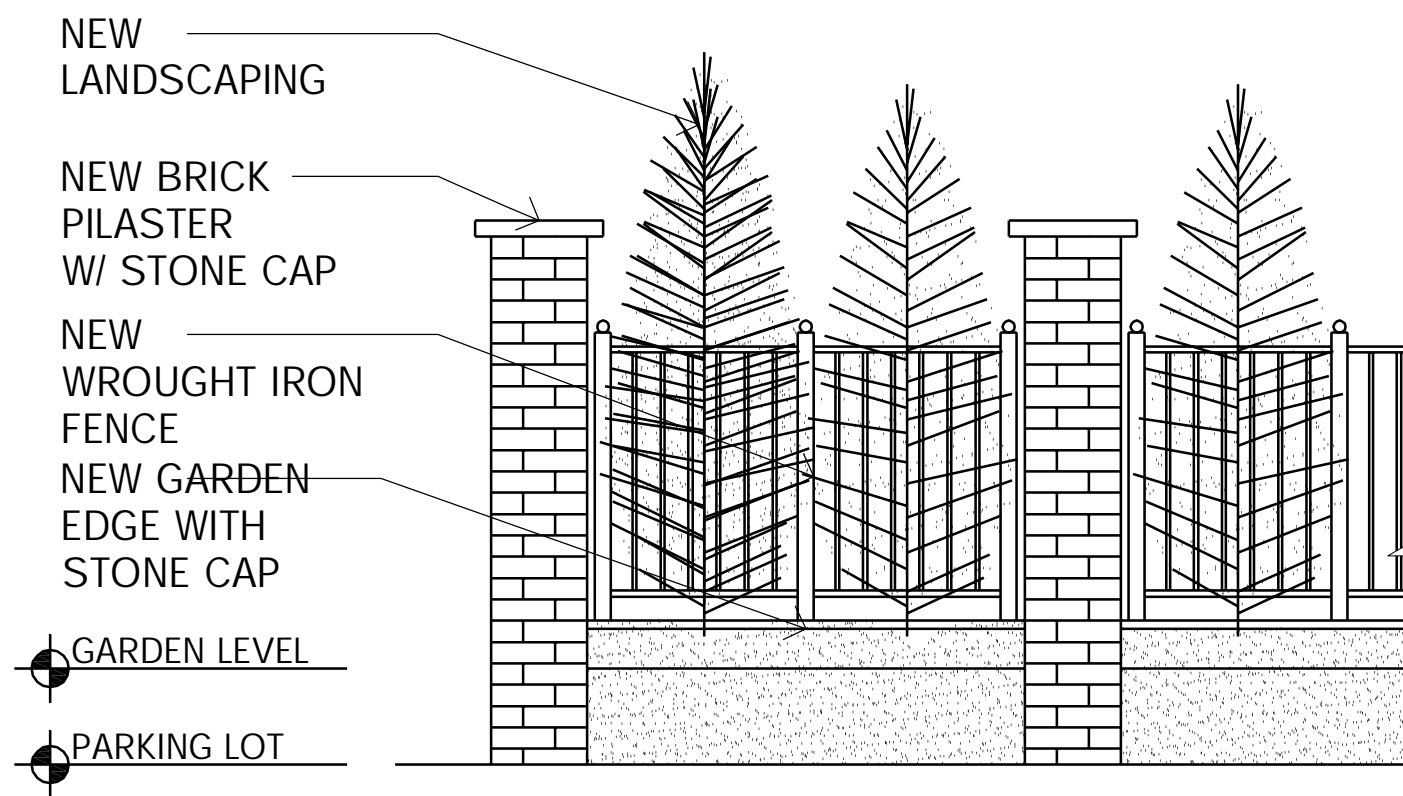
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PROPOSED FIRST FLOOR PLAN

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



GARDEN FENCE DETAIL

SCALE: NTS



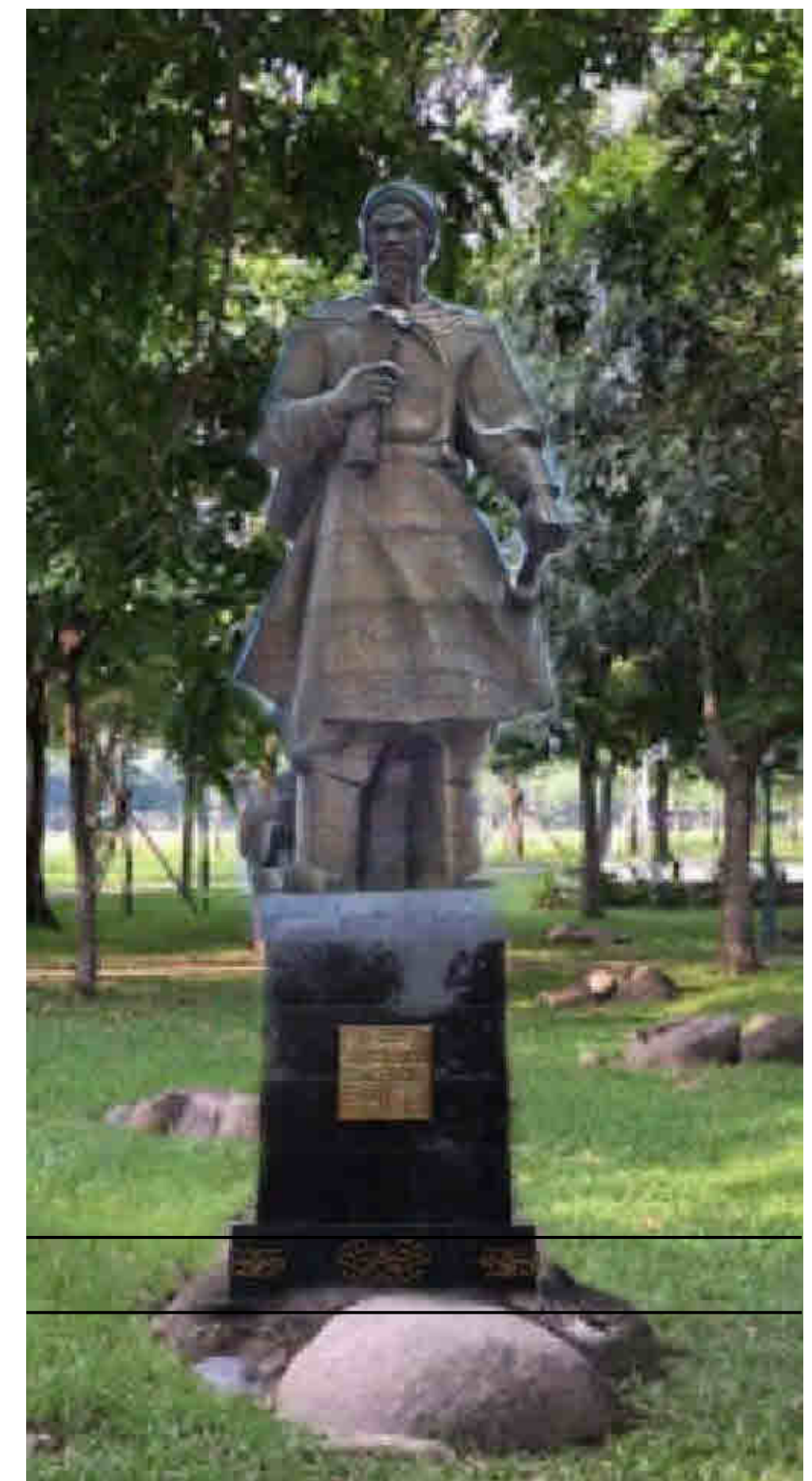
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SCALE: NTS



STATUE

SCALE: NTS



STATUE

SCALE: NTS

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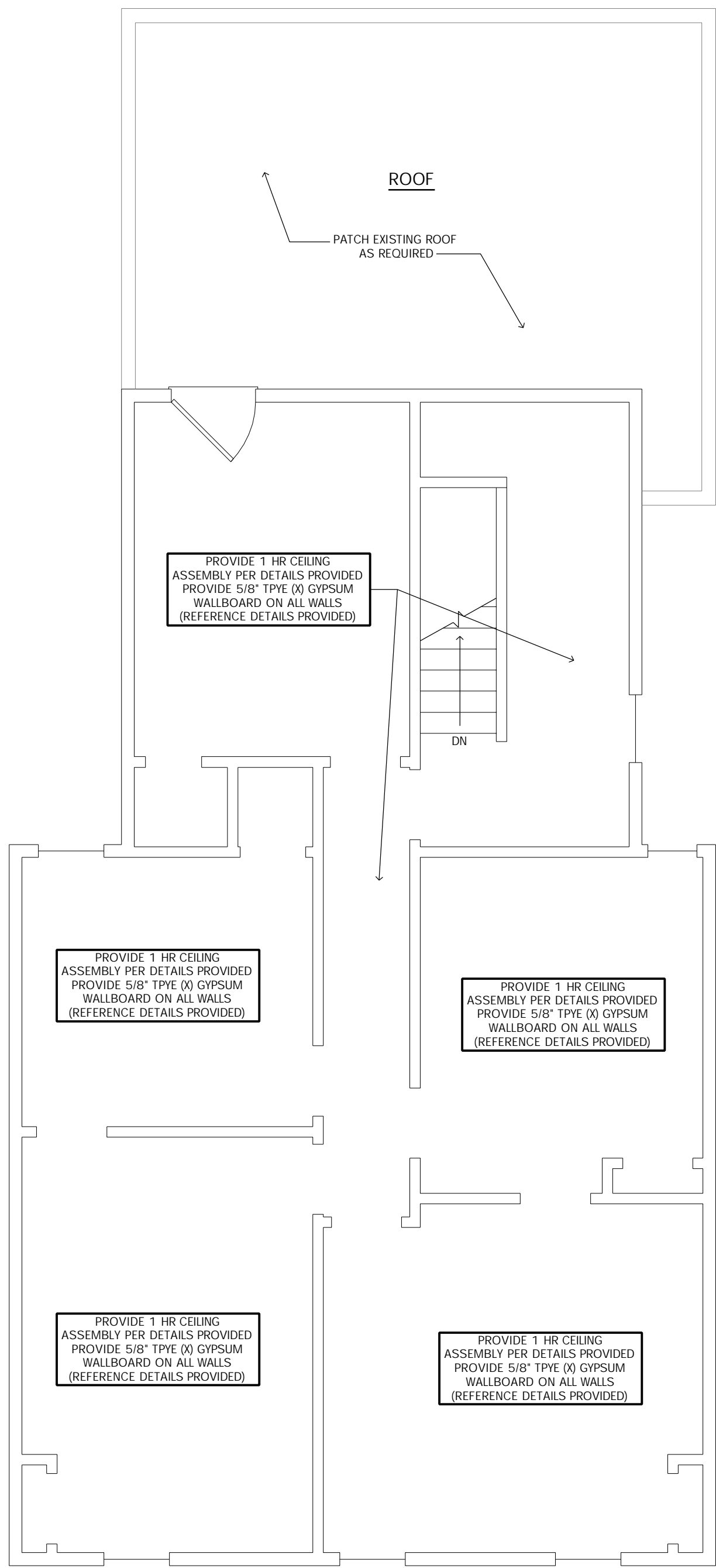
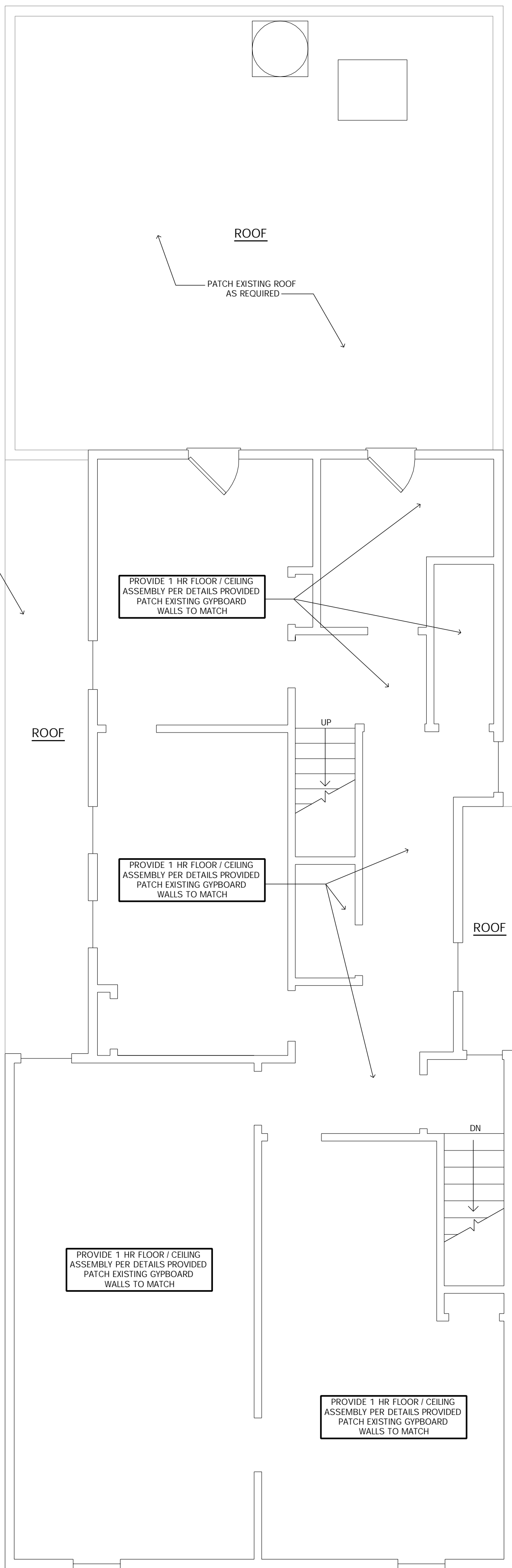
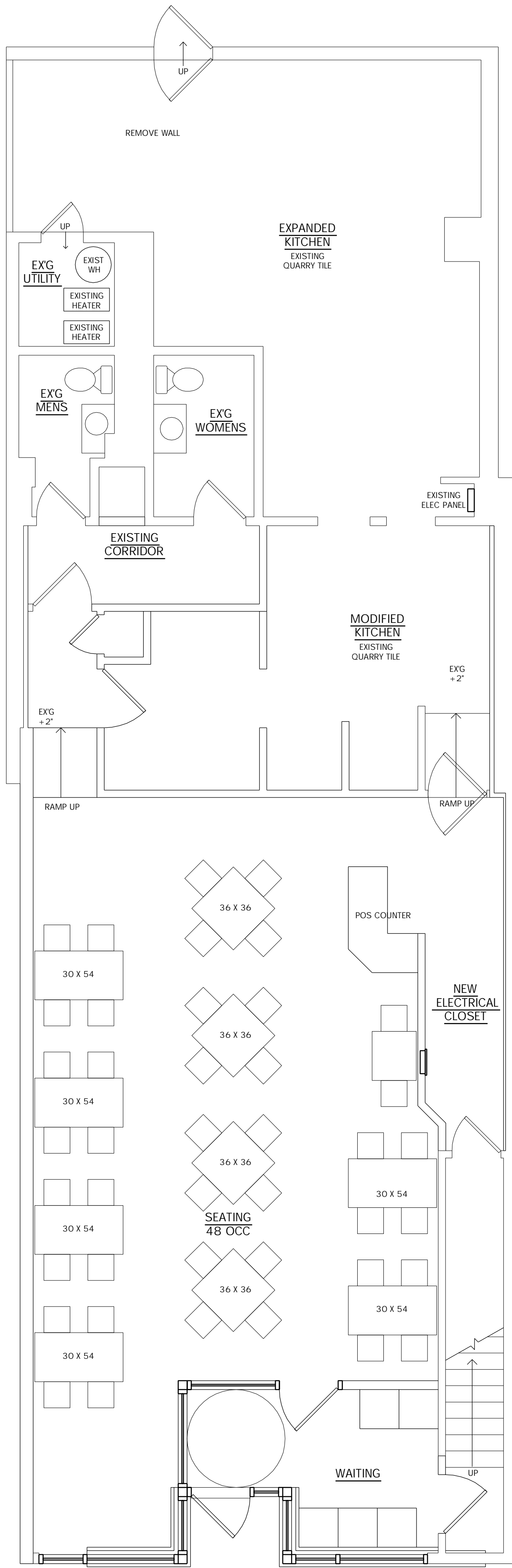
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Date:
04-18-23

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#	Revisions	Date

Consultant

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Stamp
Date 05-18-23
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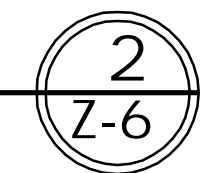
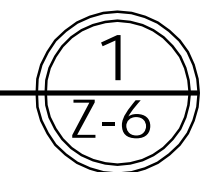
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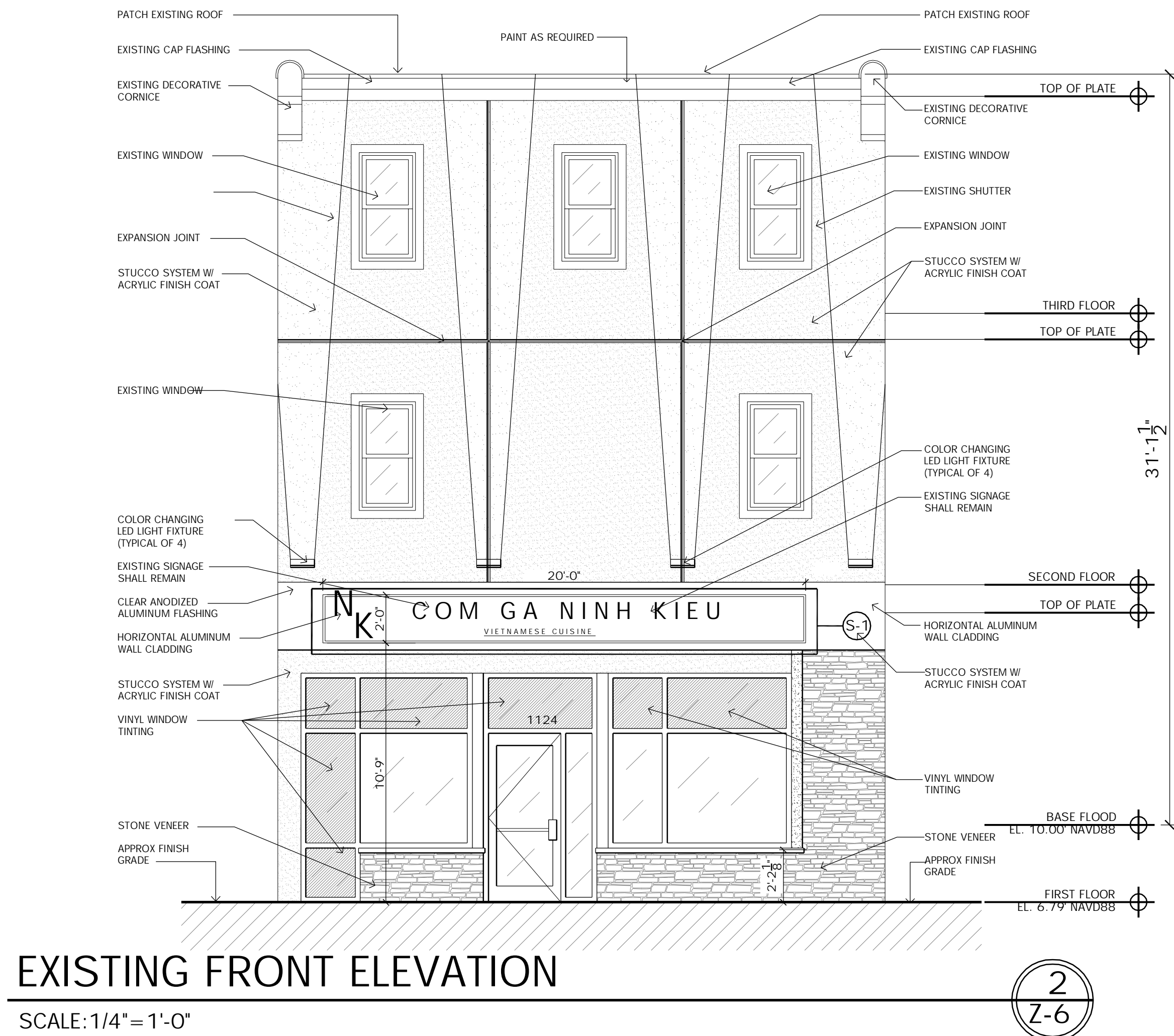
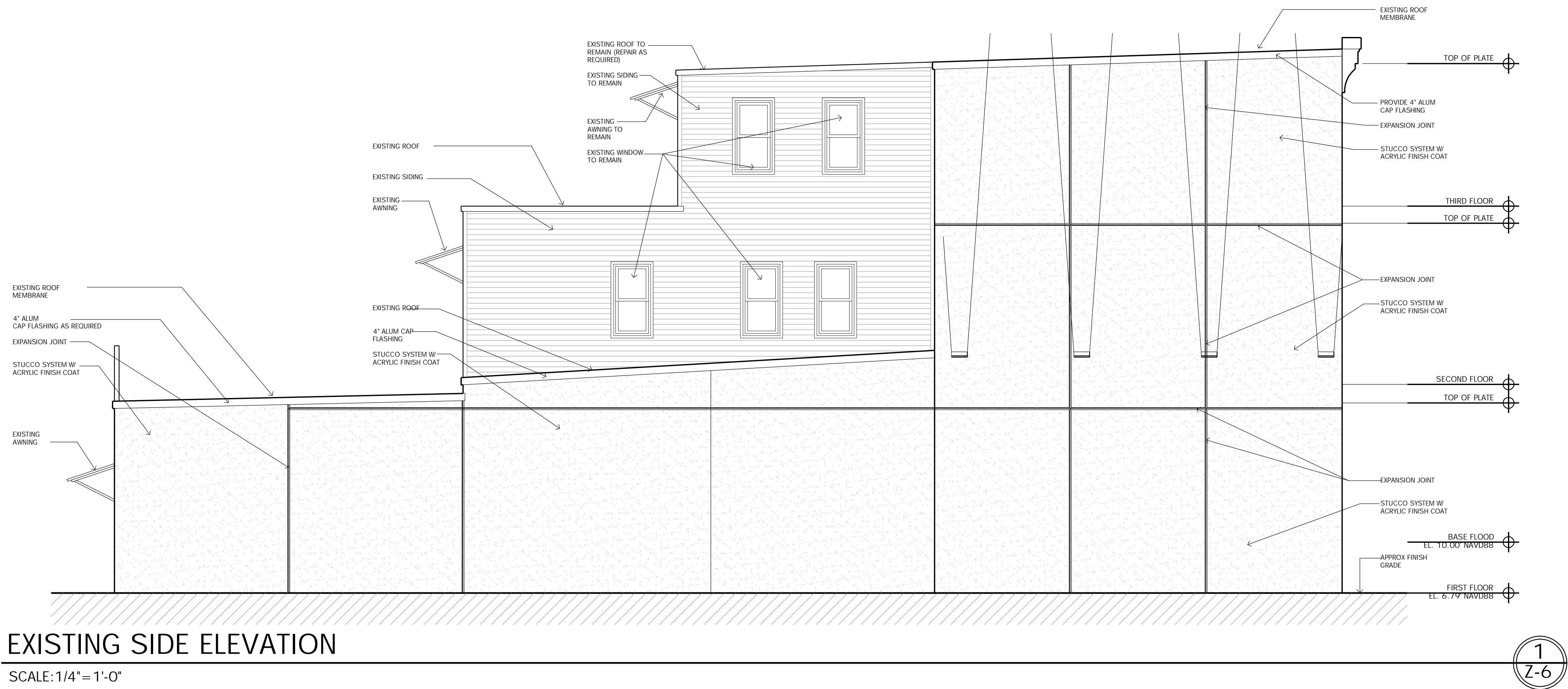
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