



Report to: Zoning Board of Adjustment  
From: Ryan Headley, Board Planner & Engineer  
Re: Applications for October 18, 2023 Meeting  
Date: October 12, 2023

1. **EMK Auto Sales** – Please see attached Planning and Engineering reports.
2. **Tier Five Capital, LLC** – The Applicant has requested a certification of pre-existing non-conforming use to allow a two-family (duplex) dwelling. The subject property, which is approximately 7,500 square feet (0.17 acres), is located in the R-1 Residential Zone. The R-1 Residential Zone does allow two-family residential uses. However, the subject property does meet the current bulk standards for a two-family dwelling.
3. **Deanna Castellini** – The Applicant has requested a certification of pre-existing non-conforming use to allow a three-family (triplex) dwelling. The subject property, which is approximately 13,936 square feet (0.32 acres), is located in the B-3 Business Zone. The B-3 Business Zone does not allow any residential uses.

Cc: Patrick Finley, Zoning Officer  
Yasmin Ricketts, Secretary  
Nathan Van Embden, Solicitor  
David Maillet, City Engineer