



Report to: Zoning Board of Adjustment  
From: Ryan Headley, Board Planner & Engineer  
Re: Applications for November 15, 2023 Meeting  
Date: November 8, 2023

1. **LJ Zucca** – The Applicant has requested a “D” use variance for the expansion of an existing wholesale distributor which consists of the construction of tractor trailer and employee parking. The subject property is located on a split-zoned property. The front of the property to a point approximately 400 feet from the centerline of Delsea Drive is located in the B-3 Business Zone. The remainder of the property is located in the R-3 Residential Zone. Neither the B-3 nor R-3 Zones allows wholesale distribution and warehousing as that is considered an industrial use. The existing wholesale distribution facility is an existing non-conformity in the zone. The Applicant has acquired several adjacent parcels recently and this expansion will utilize those parcels. Planning Staff will require site plan approval subsequent to any use variance approval granted by the Zoning Board.
2. **Sian DeLuca** – 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 6,930 square feet (0.16 acres), is located in the R Residential Zone. The R-1 Residential Zone does allow two-family residential uses. However, the subject property does not meet the current bulk standards for a two-family dwelling.
3. **US Bank Trust** – The Applicant has requested a certification of pre-existing non-conforming use to allow multiple residential structures (one duplex and one single-family) and a commercial building on a single property. The subject property, which is approximately 8,250 square feet (0.19 acres), is located in the NC Neighborhood Commercial Zone. The NC Zone does allow single and two-family residential uses as well as some commercial uses. However, multiple residential and nonresidential uses are not allowed on the same property.
4. **Boulevard Business Center** – Please see attached Planning and Engineering reports for both the minor subdivision and site plan applications.

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