



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for February 15, 2023 Meeting
Date: February 8, 2022

1. **Digna D. Cano-Mejia** - The Applicant has requested a certification of pre-existing non-conforming use to allow a two-family dwelling on a single lot. The subject property currently has a primary single-family dwelling and a secondary single-family dwelling (In-Law Suite) connected by an enclosed breezeway. The subject property, which is approximately 9,902 square feet (0.21 acres), is located in the R-2 Residential Zone. The R-2 Residential Zone does allow two-family residential uses. However, the lot is significantly undersized for a two-family dwelling under the current standards.
2. **Jorvic Realty, LLC** – Please see attached Planning and Engineering reports.
3. **Tiburcio Hernandez Miguel** – The Applicant has requested a “D” use variance for the construction of 1,500 square foot garage (30x50). The subject property, which has an existing single family home, is approximately 2.87 acres and is located in a split zone. The front of the property, approximately 400 feet from the centerline of Delsea Drive is located in the B-3 Business Zone, while the remainder is in the R-3 Residential Zone. The subject property has an existing single-family home located in the B-3 portion of the site. The B-3 Zone does not allow single-family residential uses and by extension accessory garages. Therefore, a use variance is required for the construction of an accessory garage.
4. **187 WWR, LLC** – Please see attached Planning and Engineering reports.
5. **Jaz Transportation** – This application has been postponed until the March 15 Zoning Board hearing.
6. **North Cypress Rentals** – The Applicant has requested a “D” use variance to allow a mixed use of the subject property including professional offices and retail establishments. The latter of which is proposed to include a business engaged in the sale, rental and

distribution of medical equipment. The subject property, which consists of approximately 1.22 acres, was previously a church rectory and is located in the R-P Residential-Professional Zone. The R-P Zone does not allow business uses. The Applicant is also proposing the construction of a 3,000 square foot (50x60) pole barn to be used for storage in connection with the medical supply business. The Applicant has requested a waiver of site plan approval.

7. **David Concordia** – The Applicant has requested a bulk “C” variances for lot frontage for a farm use of 155.54 feet proposed vs. 250 feet required. The Applicant is looking to keep chickens and goats. The subject property, which currently has a single family home, is approximately 9.92 acres and is located in the R-5 Residential Zone. The R-5 Residential Zone does allow agricultural and single-family uses.
8. **Frank & Kathleen Pettisani** – Please see attached Planning and Engineering reports.
9. **DMS Racecar Fab, LLC** – The Applicant has requested a “D” use variance to allow metal fabrication of chassis for race cars on a property with an existing industrial-type building. The subject property, which consists of approximately 1.45 acres, is located in the R-3 Residential Zone. The R-3 Residential Zone does not allow industrial uses. It appears that the subject property has several access interconnections with the adjacent residential properties. Planning staff strongly recommends the removal of these interconnections and the inclusion of additional landscape buffering between the industrial use and surrounding residential uses.
10. **Maria Del Carmen Garcia** – 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 7,710 square feet (0.18 acres), is located in the R Residential Zone. The R Residential Zone does allow two-family residential uses. However, the lot is significantly undersized for a two-family dwelling under the current standards.

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