



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for May 17, 2023 Meeting
Date: May 10, 2023

1. **Angel & Maria Perez** – 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 8,000 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.
2. **LWM Predevelopment, LLC** – The Applicant has requested a “D” use variance to allow the construction of a congregate care living community featuring personalized independent living with services for adults age 65 and older. The community is proposed to contain thirty (30) two-bedroom dwelling units, twenty-six (26) one-bedroom studios, and twenty-four (24) one-bedroom units, together with a 5,000 square foot community building.

The subject property, which is a total of approximately 24.61 acres, is located in the B-3 Business Zone with the Residential Townhouse (RT) overlay. If the Board is inclined to grant the use variance, the Applicant will be responsible for submitting preliminary/final major site plan within one (1) year of the date of approval.

3. **David Crescenzo** – The Applicant has requested a “D” use variance to establish a mixed use property, inclusive of the existing two-family dwelling and the creation of a public purpose school in an existing commercial building on the property. The public purpose school is intended to be a massage therapy school, but the applicant does not want to be limited solely to massage therapy and has requested a general public purpose school approval. The applicant also intends to propose a shared driveway with the southerly lot under common ownership to service the property.

The subject property, which is approximately 16,300 square feet, is located in the R-2 Residential Zone. If the Board is inclined to grant the use variance, the Applicant will be

responsible for submitting preliminary/final major site plan within one (1) year of the date of approval.

4. **Sandra Taketoshi, DVM** – The Applicant has requested a “D” use variance to establish an office for the practice of veterinary medicine on a property with an existing professional office. The Applicant has also requested a waiver for major site plan approval. The subject property, which is approximately 18,332 square feet (0.42 acres), and is located in the R-P Residential-Professional Zone. Veterinary offices are not considered professional offices and would therefore not be permitted in the zone. The Applicant shall ensure that there will be no outdoor kenneling of animals.
5. **Peraine Family** – Please see attached Planning and Engineering reports.
6. **Century Savings Bank** – Please see attached Planning and Engineering reports.
7. **Rural Development Corporation** – Please see attached Planning and Engineering reports.
8. **Ozturk Family Transportation** – The Applicant has requested a “D” use variance approval to utilize an existing lot for truck and trailer parking along with portable garage, restroom, and office facilities. The subject property which consists of a total of 70,305 square feet (1.61 acres) is located in the B-3 Business Zone. The existing property contains an unused parking lot in varying states of disrepair. The B-3 Business Zone does not allow truck and/or trailer parking as a principal use.

Tractor and trailer parking in this location is not in conformance with the City’s Master Plan. Furthermore, the proposed use is not in conformance with other B-3 Business uses and does not represent the highest and best use of the property. Additionally, the Applicant does not propose any permanent improvements to the site. The proposed temporary improvements do not represent a beneficial improvement to the site and the overall use has the potential to have a significant impact on the surrounding uses. Planning staff is strongly opposed to the granting of this use variance.

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