



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for June 21, 2023 Meeting
Date: June 14, 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. **Century Savings Bank** – Please see attached Planning and Engineering reports.
3. **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.

4. **SJ Glass and Door** – Please see attached Planning and Engineering reports.
5. **Brandon Smith** – 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 9,999 square feet (0.23 acres), is located in the R-2 Residential Zone. The R-2 Residential Zone does not allow two-family residential uses.

6. **Gina Mitchell** – The Applicant requests a bulk “c” variance for a side yard setback of approximately 12 feet whereas 35 feet is required. The applicant intends to create a kitchen addition to their existing home. The subject property, which is approximately 10,734 square feet (0.25 acres), is located in the R-5 Residential Zone.
7. **Mark McCleary** – The Applicant has requested a bulk “C” variance for the construction of an oversized garage as an accessory structure to an existing single-family dwelling. The Applicant proposes a 1,700 square foot (50’x34’) garage whereas a 1,000 square foot accessory garage is permitted. The subject property, which is approximately 0.8 acres, is located in the R-3 Residential Zone. The Applicant is also in the process of obtaining additional land via vacated right-of-way of a stub of Cornell Street. Planning staff recommends that any approval be granted with the condition that a consolidated deed for the single family lot and vacated right-of-way shall be recorded prior to the issuance of any construction permits.
8. **Photo Quick Corporation** – 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 6,000 square feet (0.14 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.
9. **Reuven Handle** – 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 6,000 square feet (0.14 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.
10. **Creekview Development** – The Applicant has requested bulk “C” variances for the construction of a single-family home on a vacant lot. The subject property, which is approximately 15,904 square feet (0.365 acres), is located in the W-5 Woodlands Zone. The W-5 Zone does allow for single family homes. However, the existing lot is significantly undersized based on the current standards. The Applicant has requested the following “C” variance:
 - Side Yard Setback (35.41 feet proposed vs. 40 feet required).

The proposed setbacks are in general conformance with the surrounding neighborhood.

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