



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for June 21, 2023 Meeting
Date: June 14, 2023

1. **John A. Taylor** – 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 1,792 square foot (56’x32’) garage whereas a 1,000 square foot accessory garage is permitted. The subject property, which is approximately 0.99 acres, is located in the R-3 Residential Zone.
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. **Rock Towing** – Please see attached Planning and Engineering reports.
5. **Dee, LLC** – Please see attached Planning and Engineering reports.

6. **Frank Ferreri, Jr.** – The Applicant has requested a “D” use variance approval along with waiver of site plan approval to establish a debris hauling contractor’s yard for overnight parking of dump trucks and maintenance of vehicles collocated with an existing painting contractor’s yard and an existing single-family dwelling on the property. The subject property is approximately 4 acres and is located in the I-2 Industrial Zone. The Applicant previously received use variance approval and major site plan approval for the existing painting contractor’s yard and single-family home.

7. **Hudson Community Enterprises** – The Applicant requests a “D” use variance along with waiver of site plan approval to establish a mixed-use property which would include an office and warehouse in an existing building on premises in connection with the operation of a mobile document shredding service, building cleaning/janitorial business, and counseling and employment services and existing residential use. The Applicant has also requested usage of the existing signage on property for the proposed businesses. The subject property is approximately 4.74 acres and is located in two zones, B-2 Business and R-5 Residential. The project previously received use variance approval for a variety of business uses including a plumbing contractor’s yard and private-trucking operation.

8. **1667 E. Landis Wellness Park** – The Applicant requests a “D” use variance to establish a single-family home in a former institutional group home. The subject property is approximately 2.15 acres and is located in the IN-2 Institutional Zone. The institutional zone does not allow single-family residential homes.

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