



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for January 17, 2024
Date: January 10, 2024

1. **Frank Ferreri, Jr.** – The Applicant has requested a “D” use variance for the permit the colocation of certain uses permitted in the I-2 (Industrial Zone), with an existing painting contractor’s yard and existing single-family home. The Applicant also requests a waiver of site plan requirement for the project. The Applicant previously received use variance and site plan approval for the mixed use property including the painting contractor’s yard and single family home. The subject property is located in the I-2 Zone and is 174,398 square feet (4.00 acres). The site is currently in compliance with its previous site plan approval.
2. **CCS Development LLC** – Please see attached Planning and Engineering reports for the site plan application.
3. **Hicks Investment, LLC** – The Applicant has requested bulk “C” variances for the conversion of a commercial business to a single-family dwelling. The subject property, which is 6,750 square feet, is located in the R Residential Zone. The R Residential Zone does allow for single-family homes. However, the existing lot is substantially undersized for the current single-family standards. The following “C” variances are required for the proposed application:
 - Lot Size (6,750 square feet existing vs. 9,750 square feet required).
 - Lot frontage (45 feet existing vs. 65 feet required).
 - Maximum Impervious Coverage (95% existing vs. 65% maximum allowed).
 - Side Yard Setback, southerly (0 feet existing vs. 10 feet required).
 - Side Yard Setback, northerly (0 feet existing vs. 10 feet required).
 - Rear Yard Setback, westerly (0.75 feet existing vs. 20 feet required).

4. **Marie Danna Estate** - 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 10,090 square feet (0.23 acres), is located in the R Residential Zone. The R Residential Zone does allow two-family residential uses. However, the subject property does meet the current bulk standards for a two-family dwelling. Additionally, there appears to be a shared driveway with adjacent lot 21. As part of any approval, the Applicant should record a shared access easement for the existing driveway.

5. **Victor & Fabiola Rivera** - 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 7,500 square feet (0.17 acres), is located in the R Residential Zone. The R Residential Zone does not allow three-family residential uses. Additionally, the subject property does meet the current bulk standards for even a single-family dwelling.

6. **Golden Medina Co., Inc.** – 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 6,900 square feet (0.16 acres), is located in the R Residential Zone. The R Residential Zone does not allow three-family residential uses. Additionally, the subject property does meet the current bulk standards for even a single-family dwelling.

7. **Brentwood Condominium Association** – The Applicant has requested an extension of a previously granted use variance and minor site plan approval for the construction of additional parking and site improvements to an existing professional office.

Cc: Patrick Finley, Zoning Officer
Yasmin Ricketts, Secretary
Michael Malinsky, Solicitor
David Maillet, City Engineer