



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for February 21, 2024
Date: February 16, 2024

1. **Sonia Aleman** – The Applicant has requested a “D” use variance along with a certification of existing non-conforming use and waiver of site plan improvements. The subject property, which is approximately 16,500 square feet (0.38 acres), is located in the B-1 Business Zone. The subject property currently has three (3) separate structures. The Applicant intends to use the commercial structure (currently a barbershop) as a kitchen and bath showroom associated with the Applicant’s home improvement business. The central structure (currently a single-family home) will remain as such, and the rear structure will be used as storage for materials and display for the commercial home improvement business.

Planning staff does have some concerns regarding the adequacy of the site for bulk storage (including delivery and pick-up of materials), parking, and potential expansion of contractor use. Planning staff recommends the Applicant provide additional details and information on the operation of the facility.

2. **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.
3. **ACER 27, LLC (dba U-Haul)** – Please see attached Planning and Engineering reports.

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