



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for March 20, 2024
Date: March 14, 2024

1. **Estrella Investments, LLC** – The Applicant has requested a “D” use variance along with a and waiver of site plan improvements to convert a vacant former church building to a residential structure on a property with an existing single family rental home. The subject property, which is approximately 9,000 square feet (0.20 acres), is located in the R-B-1 Residential-Business Zone. The R-B-1 Zone does not allow multiple single family structures on an individual lot. Additionally, the subject property does meet the current bulk standards for even one single-family dwelling.
2. **EPB Property Management LLC** – The Applicant has requested a “D” use variance along with a and waiver of site plan improvements for a mixed-use property containing a coffee shop and retail store for the sale of local art. The subject property, which is approximately 7,169 square feet (0.16 acres), is located in the A-5 Agricultural Zone. The A-5 Agricultural Zone does not food service and retail uses. Additionally, the subject property does not appear to have had any site plan approval and in its current condition does not seem to meet any design standards with regards to parking, access, trash, etc. It is recommended that a site plan approval be required as part of any use variance approval.
3. **Ozturk Family Transportation** - The Applicant has requested an extension of a previously approved temporary use permit to allow truck and trailer parking on an unimproved lot. The Applicant has not adequately maintained said lot since the previous approval and Planning Staff strongly recommends denial of any temporary use extension.

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