



Report to: Zoning Board of Adjustment  
From: Ryan Headley, Board Planner & Engineer  
Re: Applications for April 17, 2024  
Date: April 8, 2024

1. **Brian Wheeler Sr.** – 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 15,150 square feet (0.35 acres), is located in the R-2 Residential Zone. The R-2 Residential Zone does allow two-family residential uses. However, the subject property does not meet the current bulk standards for a two-family dwelling.
2. **Ed Fentzlaff** – 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 2,500 square foot (50’x50’) pole barn whereas a 1,200 square foot accessory garage is permitted. The Applicant also proposed an accessory building height of 25 feet whereas only 16 feet is permitted. The subject property, which is approximately 5.99 acres, is located in the W-6 Woodlands Zone.
3. **Patricia Lopez-Santiago & Fernando Cruz Chavez** – The Applicant has requested a “D” use variance along with a waiver of site plan improvements to establish a hair salon (personal service shop) in a multi-tenant commercial property. The subject property, which is approximately 34,650 square feet (0.80 acres) is located in the R-P Residential-Professional Zone and was previously approved as a medical office complex containing three (3) units. One unit is currently occupied by a medical office, while the other two are vacant. The R-P Zone does not allow personal service shops such as hair salons.
4. **US Bank Trust** – Please see attached Planning and Engineering reports.
5. **Genesis X. Morcelo** – This Application has been removed from the agenda by the Applicant.
6. **Jaime M. Toro** – 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 1,600 square foot (40’x40’) pole barn whereas a 1,000 square foot accessory garage is permitted. The subject property, which is approximately 0.88 acres, is located in the R-5 Residential Zone.

7. **Tri Corner Communities/Forest Glen Major Subdivision** – Please see attached Planning and Engineering Reports.
  
8. **Michael Atkinson & Eliza Beth Korutz** – The Applicant requests a bulk “C” variance for side yard setback of approximately 29.9 feet whereas 50 feet is required for the construction of a 440 square foot addition to an existing single-family home. The proposed addition is in line with the existing sidewall of the home. The subject property, which is approximately 24.90 acres, is located in the W-6 Woodlands Zone.

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