



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

1. **Chestnut Assembly of God** – The Applicant has requested a “D” use variance to construct a 2,400 square foot (40’x60’) food pantry to an existing church. The subject property, which is approximately 25.52 acres, is located in the R-4 Residential and B-2 Business Zones. The R-4 Zone does allow churches as a conditional use. However, the frontage along South Brewster Road does not meet the required minimum which triggers a “D” use variance. The Applicant does not propose any additional site plan improvements.
2. **Michael & Janis Bokma** – Please see attached Planning and Engineering Reports.
3. **Mark and Jessica Benedetto** – The Applicant has requested a bulk “C” variance for a proposed impervious lot coverage of 22% whereas only 10% maximum is allowable. The Applicant proposes to construct a single family home with pole barn on the existing lot, which is approximately 1.00 acres, and is located in the A-6 Agricultural Zone.

It appears that the Applicant will also require additional bulk “C” variances for the proposed pole barn for accessory structure size (1,600 square feet proposed vs. 1,200 square feet required) and accessory structure building height (18 feet proposed vs. 15 feet required).

4. **Steve Alicea** – The Applicant has requested bulk “C” variances for a front yard setback of 35 feet whereas 50 feet is required and a side yard setback of 22.5 feet whereas 40 feet is required to construct a single family home on a vacant lot. The subject property is a corner lot of approximately 46,140 square feet (1.06 acres) located in the A-5 Agricultural Zone. The A-5 zone does allow single family homes.

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