



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for November 20, 2024 Meeting
Date: November 13, 2024

1. **Morgan Gabbert** – The Applicant has requested the following bulk “C” variances to establish a farm use on a lot with an existing single family home:
 - Lot area, (114,096 square feet proposed vs. 250,000 square feet required).
 - Lot frontage, Mays Landing Road (327.89 feet proposed vs. 330 feet required).
 - Front Yard Setback, Snyder Avenue (57.52 feet proposed vs. 60 feet required).

The subject property is located in the W-6 Woodlands Zone. The W-6 Woodlands Zone does allow agricultural and single-family uses.

2. **Mavis Tire Supply, LLC** – The Applicant has requested a “D” use variance to allow a general repair garage on the subject property. The subject property, which is approximately 2.83 acres, is located in the B-4 Business Zone. The B-4 Business Zone does not allow general repair garages. Additionally, the Applicant has provided conceptual plans which show an overutilization of the front of the site which provides minimal buffers. The Applicant should consider additional buffering along the side yards at the time of site plan application.
3. **Robert & Joann Manestrina** – The Applicant has requested the following bulk “C” variances to construct a single family home on an existing vacant lot:
 - Side Yard Setback (13.5 feet proposed vs. 35 feet required)
 - Rear Yard Setback (38 feet proposed vs. 50 feet required)
 - Impervious Lot Coverage (26.8% proposed vs. 15% maximum allowed)

The subject property is located in the R-5 Residential Zone. The R-5 Residential Zone does allow single-family residential. However, the subject property does have existing non-conformities for lot size (15,092 sq.ft. existing vs. 40,000 sq.ft. required), lot frontage (98 feet existing vs. 150 feet required), and lot depth (154 feet proposed vs. 200 feet required).

4. Dawn Reynolds – The Applicant has requested the following bulk “C” variances to convert an existing commercial building to a single family home:
- Lot Width (45 feet existing vs. 65 feet required)
 - Rear Yard Setback (1.8 feet proposed vs. 20 feet required)
 - Side Yard Setback, Southerly (0 feet proposed vs. 10 feet required)
 - Impervious Lot Coverage (86% proposed vs. 65% max. allowed)

The subject property is located in the R Residential Redevelopment Zone. The R Zone does allow single-family residential.

5. **Forest Grove Construction LLC** – The Applicant has requested the following bulk “C” variances to construct a single family home on an existing vacant lot:
- Front Yard Setback (40 feet proposed vs. 50 feet required)
 - Side Yard Setback, Westerly (37.5 feet proposed vs. 40 feet required)
 - Side Yard Setback, Easterly (16 feet proposed vs. 40 feet required)
 - Impervious Lot Coverage (15.4% proposed vs. 15% maximum allowed)

The subject property is located in the A-5 Agricultural Zone. The A-5 Agricultural Zone does allow single-family residential. However, the subject property does have existing non-conformities for lot size (11,350 sq.ft. existing vs. 100,000 sq.ft. required) and lot frontage (113.50 and 100 feet existing vs. 280 feet required).

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