



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for November 19, 2025 Meeting
Date: November 12, 2025

1. **Juan & Yolanda Cortes** - The Applicant has requested a bulk “C” variance for a westerly side yard setback of 19.6 feet whereas 20 feet is required. The subject property is located in the R-P Residential-Professional Zone and is approximately 22,100 square feet (0.51 acres). The subject property was the subject of a previous minor subdivision approved by the Planning Board and an recently constructed duplex is located on the property.
2. **Miriam Cornelio Padilla de Abreu** – The Applicant has requested a certification of pre-existing non-conforming use to allow a two-unit residential dwelling (duplex). The subject property, which is approximately 7,200 square feet (0.17 acres), is located in the R Residential Redevelopment Zone. The R Residential Redevelopment Zone does allow two-family residential uses. However, the subject property does not meet the current bulk standards for even a single-family dwelling.
3. **Miguel A. Torres Melendez** – The Applicant has requested a “D” use variance to convert an existing oversized garage to a 1-bedroom apartment. The subject property currently has an existing two-family (duplex) dwelling.

The Applicant previously received approval for the construction of the oversized garage from the Zoning Board of Adjustment pursuant to Resolution No. 2021-53 adopted on January 19, 2022. At the time of previous approval, the Applicant represented that the garage would be used to store his automobiles and no business or commercial use would be present at the property.

The subject property which is located in the R-3 Zone is 17,352 square feet (0.40 acres). The R-3 Zone does not allow multiple dwelling units on the same property. Additionally, three residential units on one property are not allowable. Planning staff has significant concerns with the application and if the Board is inclined to approve the application, a site plan approval should be required.

4. **Lark Properties** – The Applicant has requested a “D” use variance to construct an 80,000 square foot warehouse building on a split-zoned lot. The front of the subject property is located in R-2 Residential Zone, while the majority of the site is located in the I-2 Industrial Zone. The Applicant proposes an access driveway to the warehouse building through the

R-2 Zone, which does not allow industrial uses. The subject property is approximately 9.08 acres and is currently vacant and wooded. The surrounding land uses include both industrial and residential uses.

If the Zoning Board grants the use variance, the Applicant will be required to return for preliminary and final site plan approval.

5. **Genesis X. Morcelo** – The Applicant requests a “D” use variance to construct a new single-family dwelling while occupying the existing single-family home during construction. This would create a single lot with two single-family homes for a certain period of time, which is not allowable. Additionally, upon completion of the construction of the proposed single-family home, a bulk “c” variance would be required to allow an accessory structure to be located between a principal structure and the public right-of-way.

The subject property is located in the A-5 Agricultural Zone and is approximately 3.925 acres. Based on a review of recent aerials, it appears the existing garage may be utilized for commercial or business purposes. The Applicant shall confirm the use of the existing garage. Planning staff also recommends a time frame and surety be required as part of any approval to ensure that the existing single-family home is demolished upon completion of the proposed dwelling.

Cc: Patrick Finley, Zoning Officer
Yasmin Ricketts, Secretary
Michael Malinsky, Solicitor