



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for December 17, 2025 Meeting
Date: December 11, 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. **Leaders of Tomorrow** – Please see attached Planning and Engineering Reports.

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