



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for February 18, 2026 Meeting
Date: February 11, 2026

1. **Eleuterio Properties, LLC** – The Applicant has requested a bulk “C” variance for a westerly side yard setback of 4.82 feet whereas 15 feet is required and front yard setback of 15 feet whereas 35 feet is required. The subject property currently has a one-story single family dwelling and the Applicant intends to construct a second story on the existing structure within the existing footprint. The subject property is located in the R-3 Residential Zone and is approximately 20,000 square feet (0.46 acres).
2. **Alejandra Perez** – The Applicant has requested a “D” use variance and waiver of site plan requirements to construct an oversized pole barn (3,800 square feet) for the storage of business-related equipment, materials and supplies. The subject property is located in the R-2 Residential Zone and currently has a single-family home under construction of the property. The proposed pole barn will be located in the rear of the property. The subject property is approximately 309,342 square feet (7.102 acres).
3. **Rory & Jennifer Senseman** – The Applicant has requested a bulk “C” variance for an addition to an existing single-family home. The Applicant requests a northerly side setback of 11.1 feet whereas 15 feet is required. The proposed addition is in line with existing side yard setback of the existing home. The subject property is located in the R-4 Residential Zone and is 18,375 square feet (0.42 acres).
4. **West Wood Realty, LLC** - 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 7,500 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.
5. **Leaders of Tomorrow** – Please see attached Planning and Engineering Reports.
6. **KG Renovations** – The Applicant has requested a “D” use variance to establish a real estate management office in an existing rear garage. The subject property has an existing single-family home at the front of the property and is located in the R-P Residential-

Professional Zone. The R-P Zone does allow single-family dwelling and professional buildings. However, real estate management offices do not qualify as professional offices. The subject property is approximately 11,470 square feet (0.26 ac).

7. **Restek Corporation** – The Applicant has requested a “D” use variance for an expansion of an existing manufacturing facility. The subject property is 82,500 square feet (1.894 ac) and the majority of the property is in the R-B-1 Residential Business Zone, with a small portion being in the R-1 Residential Zone. Neither zone currently allows manufacturing facilities. If the Zoning Board grants the use variance, the Applicant will be required to return for preliminary and final site plan approval.

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