



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

1. **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.
2. **Robert Swanson Estate** – The Applicant has requested a certification of pre-existing non-conforming use to allow multiple residential units on a single property. Two residential units are located in the principal residential structure, and one residential unit is located in the accessory structure, for a total of three units. The subject property, which is approximately 14,460 square feet (0.33 acres), is located in the R-2 Residential Zone. The R-2 Residential does not allow multiple residential units on a single property.
3. **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).
4. **Leaders of Tomorrow** – Please see attached Planning and Engineering Reports.
5. **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).
6. **Industrial Land Co./Italiano Brothers** – Please see attached Planning and Engineering Reports.

7. **Cumberland County AutoGroup** – Please see attached Planning and Engineering Reports.

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