



Report to: Zoning Board of Adjustment  
From: Ryan Headley, Board Planner & Engineer  
Re: Applications for May 20, 2026 Meeting  
Date: May 14, 2026

1. **Lynn Richard** – The Applicant has requested approval of a “C” variance to allow a 6 foot high fence within the front yard area of a corner lot. The maximum allowable fence height from property line to building line is 4 feet. The subject property is a corner lot which has frontage along Chapel Drive and Scarpa Drive. In accordance with our ordinance definition, both of these frontages are considered front yards. The existing home on the subject property faces Scarpa Drive. The subject property is located in the R-3 Residential Zone and is 14,369 square feet (0.33 acres).
2. **Frederick H. Cristelli** – The Applicant has requested approval of a bulk “C” variance for a front yard setback of 30 feet whereas 40 feet is required. The subject property is currently under construction for a single-family dwelling. The subject property is located in the R-4 Residential Zone and is 27 127.50 square feet (0.62 acres).
3. **L.J. Zucca, Inc.** – Please see attached Planning and Engineering Reports.
4. **Brosh Associates** – The Applicant has requested a “D” use variance along with a waiver of site plan requirements to establish a vehicle detailing operation within a B-2 Business Zone. The subject property has an existing vacant building which was previously used for a ServPro restoration business. The existing site appears to have adequate site facilities for the proposed use as described in the Zoning Board application. The B-2 Business Zone allows other business uses including retail, restaurants, convenience stores, etc., but does not allow vehicle detailing businesses. The subject property is 0.987 acres.
5. **Stern Development, LLC** – Please see attached Planning and Engineering Reports.
6. **Restek Corporation** – Please see attached Planning and Engineering Reports.

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