



Report to: Zoning Board of Adjustment
From: Ryan Headley, Board Planner & Engineer
Re: Applications for June 17, 2026 Meeting
Date: June 12, 2026

1. **Lynn Richard** – This Application has been postponed to the July 15, 2026 meeting.
2. **Matthew Moore** – The Applicant has requested approval of a bulk “C” variance for a side yard setback of 30 feet whereas 40 feet is required. The subject property currently has an existing single-family dwelling. The Applicant proposes to construct an addition to the existing dwelling in line with the existing side wall. The subject property is located in the A-5 Agricultural Zone and is approximately 0.34 acres.
3. **Maybelline Rivera & Robert Gatto** – The Applicant has requested a bulk “C” variance for the construction of a 900 square foot pole barn garage whereas a maximum of 600 square feet is permitted. The subject property has an existing single family home and is located in the R-2 Residential Zone. The property is approximately 16,830 square feet (0.39 acres).
4. **Robin & Robin Realty, Inc.** – The Applicant has requested the following bulk “C” variances to construct a single family dwelling:
 - Lot Size – 9,906 square feet existing vs. 13,500 square feet required.
 - Lot Frontage – 50 feet existing vs. 90 feet required.
 - Lot Width – 50 feet existing vs. 90 feet required.
 - Side Yard Setback – 12.7 feet proposed (both sides) vs. 15 feet required.

The subject property is currently vacant and is located in the R-3 Residential Zone.

5. **Acosta Rentals LLC (625 E. Cherry St)** – 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 4,686.2 square feet (0.11 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.
6. **Acosta Rentals LLC (627 E. Cherry St)** – The Applicant has requested a certification of pre-existing non-conforming use to allow a two-unit residential dwelling (duplex) and a

single family dwelling on a single lot. The subject property, which is approximately 4,000 square feet (0.09 acres), is located in the R Residential Redevelopment Zone. The R Residential Redevelopment Zone does not allow multiple residential dwellings on a single lot. Additionally, the subject property does not meet the current bulk standards for even a single-family dwelling.

7. **Acosta Rentals LLC (715 E. Montrose St)** – 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.
8. **Acosta Rentals LLC (229 W. Plum St)** – 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 6,000 square feet (0.14 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.
9. **Thomas Bell III** – The Applicant has requested a certification of pre-existing non-conforming use to allow multiple single-family dwellings on a single lot. The subject property, which is approximately 13,904 square feet (0.32 acres), is located in the R Residential Redevelopment Zone. The R Residential Redevelopment Zone does not allow multiple residential dwellings on a single lot. Additionally, the subject property does not meet the current bulk standards for a two-family dwelling.
10. **L.J. Zucca, Inc.** – This Application has been withdrawn.
11. **Restek Corporation** – Please see attached Planning and Engineering Reports.
12. **VCMS, LLC** – The Applicant has requested a “D” use variance to expand a pre-existing non-conforming residential use on the subject property. The Applicant intends to expand the second story height of an existing two-family dwelling on a mixed-use lot. The subject property currently has two existing principal structures. The first structure contains an existing commercial use and second-story single-family residential use. The second structure is an existing two-family dwelling. The proposed expansion would be within the existing rear two-family dwelling. The subject property is split zoned with the front of the property within the B-2 Business Zone and the rear of the property within the R-2 Residential Zone. The subject property is approximately 75,323 square feet (1.73 acres).

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