

Application # ZBA22-41

## ZONING BOARD OF ADJUSTMENT

### REQUEST FOR PLAN REVIEW

Date: April 3, 2025

This is to inform you that the Planning Board has received an application for site plan approval of the property located as follows:

**ADDRESS: 246-264 South Broad Street, Block 3905, Lots 12, 13, 14**

**APPLICANT'S NAME: Les Dann, LLC**

*The purpose of the application is:*

The applicant is seeking to consolidate the 3 lots and to expand the pre-existing nonconforming use of auto body repair on lots 12 and 14 and a use variance to include lot 13 which has been used in similar capacity without approval. The applicant is seeking use variances and several bulk variances to construct a new auto body repair shop on all three lots.

[X] Plans are attached for your review. Please return this sheet prior to hearing date with your comments or indicate NO COMMENTS. Thank you.

**HARD COPIES OF THE PLANS ARE AVAILABLE IN MY OFFICE**

**SCHEDULED PUBLIC HEARING DATE: May 13, 2025**

COMMENTS: \_\_\_\_\_

All new bathrooms must be handicap accessible.

Mezzanine floor area cannot be greater than one third of the floor area of the room in which the mezzanine is located.

Building Department.

(Attach a separate sheet if necessary.)

Assessor  
Building & Zoning  
Police  
Water  
Fire  
Health

From the desk of:

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